

SUMMARY FOR PACKET FOR BOA  
ADAMS HOUSE B&B  
4300 AVENUE G

1. Summary letter of request
2. Timeline
3. Copy of building permit and notice of suspension
4. Copy of all approved plans
5. Email of confirmation of city error and hardship for Adams House
6. Before and after photos of property
7. Hyde Park Steering Committee recommendation
8. Map of supporters in Historic Hyde Park
9. Alphabetical list of supporters (by notebook category)
10. Letters of support

## Board of Adjustments Summary

The Adams House is a Bed and Breakfast located in Hyde Park. The property was opened as a B&B in January 1998 by John and Sidney Lock. Before purchasing Adams House, the property had been converted to a Four-plex which was in such poor condition it was almost demolished. As a result of our restoration efforts, we received the Heritage Society's award for Preservation. In addition, we became an Austin Historic Landmark in 2010. This 103 year old house continues to be lovingly maintained every year.

John and Sidney's daughter Liz Lock and her husband Eric C Hughes began managing the property in September of 2010. As a business The Adams House contributes to the City and to the Hyde Park neighborhood. We have received many awards including being voted the Best Bed & Breakfast in Austin for the last two years in a row by the Austin Chronicle. As of this past year we are the last of three Bed and Breakfasts still remaining in Hyde Park.

Per the Bed and Breakfast Ordinance an Innkeeper is required to live on site. After living in about 300 square feet with two dogs and a cat, no washer/dryer, no kitchen and little privacy for themselves; we, the innkeepers, had decided to move forward with a renovation to gain additional privacy and living space while still living on the property.

In January 2013 we started the process of adding a second story on to an accessory building which sits behind the main house at 4300 Avenue G. This renovation would only be constructing upwards on an existing building thereby not increasing impervious cover or building cover. The building is in compliance with all standard setbacks which all were reviewed and approved by the City. For nine months we worked with an architect, contractor, and the City and followed every procedure asked during this time period. This was a frustrating process because the City did not know how to categorize us. They considered us both commercial and residential, we are a Historic Landmark, in a Historic District, and we are a Bed and Breakfast. Our contractor Frans Dahman was sent upstairs and downstairs in the City building until he asked to get all people involved in one room. He had multiple meetings with multiple City officials involved and this was how he was told to proceed with the permit by the City. We were given a site plan exemption and finally a permit was granted September 5, 2013.

After the permit was issued we then received a financial loan the following month. The building permit was issued by the City of Austin and we, in good faith, proceeded with our build and construction began in November of 2013.

On January 10, 2014 Adams House Bed & Breakfast received notification from the City of Austin that our building permit had been deemed invalid based upon a complaint filed three months into our renovation and five months after the permit was issued. The build was also more than halfway completed at that point. This complaint was well past the notification period that neighbors can object to a project. Since then our permit has been under review. The City has now admitted to making a mistake with our building permit as they issued a commercial permit when a Bed & Breakfast can only be considered residential. As a result we are now over on FAR.

This is not the fault of the homeowner or the contractor; when a permit is declared open it is assumed all is well. We are now trying to operate a business around an eyesore of a building

that is half complete and being impacted greatly as a result of City error. We are asking for resolution in the form of a variance at 4300 Avenue G from the Board of Adjustments.

Our direct neighbors are in support and have commented that this building is an asset to Hyde Park. The original architect/designer, contractor, and crew that we hired are all the same people who did the major historic renovation in 1997. When complete this building will be seamless to what has existed these past 16 years.

The City has said they know they have caused this local business to suffer financially, mentally, and emotionally. We have done everything the City has asked for during this process and we are the ones being impacted by their mistakes and current decisions. Please do not let a local business with a long-standing history of supporting the Hyde Park neighborhood and the City of Austin potentially be put out of commission as a result of City error.

## ADAMS HOUSE

### Timeline

1. Talked to HPNA – 12/12 – 1/13 - Liz visited with David Conner, the Development coordinator for the neighborhood association– no problem; on board
2. Site Plan / Impervious cover issues – worked out with City staff help some of the exemptions on steps, porches, etc., considered variance on imp. cover and decided to removed brick patio and 1'-2' of driveway
3. 5/6/13--HLC – Unanimous approval—met Cert.of App. committee and then full
4. commission only changed window trim header detail (COA also)
5. Preliminary plans to Contractor 5/20/13
6. Initial permit meeting to submit permit application and got checklist
7. Preliminary bids 7/7/13
8. Submitted site plan for exemption on 8/23/13. Denied for Imp cover. Meetings / talk with Amber, Sallie Correa, Andria Burt, Kristin Carlton. Frans Dahmen met with Sallie Correa regarding impervious cover in July 2013.
9. Frequent meetings with COA Staff --First upstairs, then sent downstairs --back and forth. Robert Heil brought issues of accessory building square footage limitations / definitions. Called Daniel Word (under Tony Hernandez.) Frans met with everyone involved. Decision by Ward for a way to proceed – get site plan exemption from commercial (Robert Heil, Sallie, Andria, Amber, Kristin)
10. Re-submitted revised site plan as directed
11. Submitted complete permit set--including McMansion ordinance tent diagram 08/12/13
12. Site plan exemption issued 8/30/13
13. Questions answered, resubmitted- permit approved and issued 9/5/13
14. Loan from bank approved 10/10 /13
15. City official: Routine pre-construction inspection by Kelly Stillwell, Residential Inspector on 10/11/13
16. Began Construction to external carport on 11/11/13
17. Received communication from Tony Hernandez to stop construction 1/10/14. Frans spoke with Chris Johnson / reviewer at COA. Reasoning given: a) FAR % unacceptable; b) Parking requirement; c) plans were not given proper review. Frans was given permission to complete roof to secure / protect building
18. Met with Senior City Staff on 1/27/14. Admitted to making errors in permit. Decided to move forward with a City initiated resolution
19. Frans given OK to dry-in building at the City meeting with Senior Staff
20. Planning Commission denied the COA staff initiating a revision to the Hyde Park NCCD at their 2/25/14 meeting
21. Put on agenda for 4/14/14 BOA meeting



# City of Austin BUILDING PERMIT

PERMIT NO: 2013-093151-BP

4300 AVENUE G

Type: RESIDENTIAL Status: Active

Issue Date: 09/06/2013 EXPIRY DATE: 03/05/2014

LEGAL DESCRIPTION Lot: 18 Block: Subdivision:		SITE APPROVAL		ZONING F-3-H-HD-NCCD-N	
PROPOSED OCCUPANCY: Second floor addition/remodel kitchen		WORK PERMITTED: Addition and Remodel		ISSUED BY: Glenda Wilsford	
TOTAL SQFT New/Addn: 0		VALUATION Tot Val Rem: \$69,999.00 Tot Job Val: \$69,999.00		TYPE CONST. USE CAT. GROUP FLOORS UNITS # OF PKG SPACES 434 2 2 0	
TOTAL BLDG. COVERAGE 0		% COVERAGE 0		TOTAL IMPERVIOUS COVERAGE 0	
		% COVERAGE 0		# OF BATHROOMS 4.5	
				METER SIZE 0	

## Contact

Applicant, Gregory Free, Gregory Free & Associates

General Contractor, Frans Dahmen, Frans Dahmen Construction

## Phone

(512) 458-9139

(512) 801-8681

## Contact

Owner, Sidney Lock, Adams House Bed & Breakfast

## Phone

(512) 453-7696

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	315.00	9/6/2013	Development Services Surchar	17.60	9/6/2013	Plan Review Fee	125.00	9/6/2013
<b>Fees Total:</b>	<b>457.60</b>							

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.  
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date

## Inspection Requirements

Building Inspection

Electric Inspection

Mechanical Inspection

Plumbing Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.  
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

## Comments

Application was exempted from Zoning due to APPROVED Site Exemption 087973-DA. \*\*Acknowledged

**Permits/Approved plans must be posted on Jobsite. A layout inspection/Pre-con must be made prior to beginning construction.**

Residential Zoning Review

09/05/2013

Jose Rascon

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True. Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



# City of Austin

Founded by Congress, Republic of Texas, 1839  
Planning and Development Review Department  
One Texas Center, 505 Barton Springs Road  
P.O. Box 1088, Austin, Texas 78767

January 29, 2014

Certified: 7001 0360 0000 3567 2484

Owner of 4300 Avenue G  
Sydney Lock  
4300 Avenue G  
Austin, TX 78751

**RE: Notice of Intent to Suspend Permit No. 2013-093151 BP for property located at 4300 Avenue G, Austin, TX 78751**

In accordance with City Code Section 25-1-417 (*Notice of Intent to Suspend or Revoke*), this letter constitutes a Notice of Intent to Suspend Permit No. 2013-093151 BP issued on September 6, 2013.

In order to avoid suspension of the above referenced permit, as authorized by Section 25-1-411 (*Suspension of a Permit or License*), you are required to correct the following code violations on or before May 1, 2014.

Code Violation	Corrective Action Required
Permit issued in error. Project exceeds the scope of work without a required site plan per City Code Section 25-5-2 ( <i>Site Plan Exemptions</i> ).	Submit new plans within compliance of zoning regulations.  Or Obtain a NCCD amendment by the Planning Commission and City Council.  Or Obtain a BOA variance

In the meantime, a "Revision Required" will be placed on your permit, not allowing inspections to be scheduled for this work. You are allowed to weatherproof the current construction, but stop any other work on this structure until this issue is resolved. If the other work is not stopped voluntarily immediately, we will proceed with the issuance of a Stop Work order.

Please contact me at 512-974-2752 or by email at [Dan.mcnabb@austintexas.gov](mailto:Dan.mcnabb@austintexas.gov) if you have any questions regarding the action required under this Notice.

Sincerely,

Dan McNabb, Deputy Building Official  
Planning and Development Review Department

cc: Mike McHone  
Frans Dahmen, Frans Dahmen Construction  
Gregory I. Guernsey, AICP, Director, PDR  
Brent Lloyd, Assistant City Attorney, Law Department  
Don Birkner, Assistant Director, PDR  
Chris Johnson, Development Assistant Center Manager



Frans Dahmen <fransdahmen@gmail.com>

## 4300 Avenue G

2 messages

**Hernandez, Tony [PDRD]** <Tony.Hernandez@austintexas.gov>

Fri, Jan 10, 2014 at 9:08 AM

To: "fransdahmen@gmail.com" <fransdahmen@gmail.com>, "Johnson, Christopher [PDRD]" <Christopher.Johnson@austintexas.gov>

Cc: "McNabb, Dan" <Dan.McNabb@austintexas.gov>, "Birkner, Donald" <Donald.Birkner@austintexas.gov>, "Haught, Kathy" <Kathy.Haught@austintexas.gov>, "McDonald, John" <John.McDonald@austintexas.gov>

Mr. Dahmen,

Building permit 2013-093151 for 4300 Avenue G status has changed from active to inactive pending the purpose for the status change is at minimum this site would have required a subchapter F review which it did not receive other requirements may also be apply.

City of Austin is requesting that all work stop until a complete review has been performed. Please contact Chris Johnson with the Development Assistance Center at 512.974.2769 for any assistance Chris is also copied in this email.

With Status change to inactive pending inspections cannot be scheduled. If I can assist please let me know.

### § 1.2. APPLICABILITY.

Except as provided in Section 1.3, this Subchapter applies to property that is:

#### 1.2.1. Within the area bounded by:

- A. Highway 183 from Loop 360 to Ben White Boulevard;
- B. Ben White Boulevard from Highway 183 to South Interstate Highway 35;
- C. South Interstate Highway 35 from Ben White Boulevard to William Cannon Drive;
- D. William Cannon Drive from South Interstate Highway 35 to Manchaca Road;
- E. Manchaca Road from William Cannon Drive to Ben White Boulevard;
- F. Ben White Boulevard from Manchaca Road to Loop 360;
- G. Loop 360 from Ben White Boulevard to Loop 1;
- H. Loop 1 from Loop 360 to the Colorado River;
- I. The Colorado River from Loop 1 to Loop 360; and
- J. Loop 360 from the Colorado River to Highway 183; and

**[Click here to view Map]**

# SIDNEY

## SITE PLAN APPLICATION

### DEPARTMENTAL USE ONLY

Application Date \_\_\_\_\_ File Number \_\_\_\_\_  
 Development Review Type \_\_\_\_\_  
 Case Manager \_\_\_\_\_  
 Application Accepted By \_\_\_\_\_  
 Application Type \_\_\_\_\_

### Section 1: PRIMARY PROJECT DATA

Project Name ADAMS House Bed + Breakfast  
 Project Street Address (or range) 4300 AVE G  
AUSTIN, TX Zip 78751

If project address cannot be defined, such as utility lines, provide the following information:

Frontage Rd. \_\_\_\_\_ Along the \_\_\_\_\_ Side of \_\_\_\_\_  
 N S E W Frontage Road  
 Approximately \_\_\_\_\_ Distance \_\_\_\_\_ Direction \_\_\_\_\_ From the Intersection with \_\_\_\_\_  
 Cross Street

Provide either subdivision reference or brief legal description

#### 1. Subdivision Reference

Name \_\_\_\_\_ Approved \_\_\_\_\_  
 Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_ Outlot \_\_\_\_\_  
 Plat Book \_\_\_\_\_ Page Number \_\_\_\_\_  
 Case # \_\_\_\_\_

#### 2. Brief Legal Description

E. 91' 8" OF LOTS 17 & 18 + 19, Block 16  
HYDE PARK ADDITION VOL. 1 PAGE 67

\* Grid Number(s) K-25

Tax Parcel Numbers 022006115

DEED REFERENCE OF DEED CONVEYING PROPERTY TO THE PRESENT OWNER

Volume \_\_\_\_\_ Page (s) \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ or Acres \_\_\_\_\_

Doc# 2004003525TR



FILE NUMBER \_\_\_\_\_

**Section 2: APPLICATION ASSESSMENT**

Large Retail Use, as defined in Ordinance # 20070215-072? YES / NO

Is a TIA required? YES / NO Trips per day < 2000

On a Hill Country Roadway? YES / NO Specify Hill Country Roadway \_\_\_\_\_

Is this use Conditional within the site's zoning district? YES / NO

Has there been a Development Assessment? YES / NO File Number \_\_\_\_\_

Small Project? YES / NO

Is this a S.M.A.R.T. Housing Project? YES / NO If Yes, submit a copy of the Pre-Certification letter from Neighborhood Housing and Community Development

In a Neighborhood Plan? YES / NO If Yes, Name of Neighborhood Plan HYDE PARK NCCD

In a Transit-Oriented Development (TOD) District or the NBG District? YES / NO

If Yes, Name of TOD or NBG \_\_\_\_\_

Will all parking be located on-site? YES / NO If no, an off-site parking application and fees are required.  
Shared parking? YES / NO

Principal Street Type:

- ☐ Core Transit Corridor
- ☐ Hill Country Roadway
- ☐ Highway
- ☐ Internal Circulation Route
- ☐ Suburban Roadway
- ☒ Urban Roadway

Is there a Vertical Mixed Use building proposed? YES / NO Refer to Submittal Information and Requirements for important pre-submittal requirements.

Electric Utility Provider AUSTIN ENERGY  
Water Provider AUSTIN WATER UTILITY  
Wastewater Provider AUSTIN WATER UTILITY  
School District AISD

Desired Development Zone? X OR Drinking Water Protection Zone? \_\_\_\_\_

Is your project subject to current watershed protection regulations (Comprehensive Watershed Ordinance)? YES / NO

Watershed WALLER CREEK Watershed Class URBAN

In Edwards Aquifer Recharge Zone? YES / NO

In Barton Springs Zone? YES / NO

Land Development Jurisdiction:

- ☒ Full Purpose
- ☐ Limited Purpose

County TRAVIS

Does the site have an outstanding Complaint Violation/Red Tag? YES / NO

FILE NUMBER \_\_\_\_\_

**Section 3: SITE AREA INFORMATION**

Gross Site Area: Acres ~~6871~~ or Sq.ft. 6871  
 Net Site Area: Acres \_\_\_\_\_ or Sq.ft. 6871  
 Building coverage: Sq.ft. 1873  
 Number of living units (if applicable): 2

EXISTING ZONING	EXISTING USE	TRACT #	ACRES/SQ FT	PROPOSED USE
<u>SF-3-H-NEED</u>	<u>B4B</u>	<u>1</u>	<u>1.6871</u>	<u>B4B</u>
_____	_____	_____	<u>1</u>	_____
_____	_____	_____	<u>1</u>	_____
_____	_____	_____	<u>1</u>	_____

**Description of Proposed Development**

Re INSTATE BP 2013-093151 BP, to ADD 2<sup>ND</sup> FLOOR  
ADDITION TO EXISTING ACCESSORY BLDG -  
APPROVED BY HLC

Are there any underground storage tanks existing or proposed? YES ☒ NO

**Section 4: RELATED CASES**

PENDING: NCCD AMENDMENT @ HYDE PARK  
 Zoning Case? YES ☒ NO  
 Restrictive Covenant? YES / NO ☒  
 Subdivision? YES / NO ☒  
 Land Status Report? YES / NO ☒  
 Existing Site Plan? YES / NO ☒  
 FILE NUMBERS  
C14-2014-0035  
C14-01-0096  
ORD# 02131-ZO

**Section 5: LAND USE SITE PLAN DATA (as applicable)**

Subject to Compatibility Standards? YES ☒ NO  
 In Combining District / Overlay Zone? (NCC, CVC, WO, etc.): NCCD (HYDE PARK)  
 Requires a Green Building Program Rating? YES ☒ NO (if yes, attach Letter of Intent)

**Section 6: WAIVER / VARIANCE / ETC. - as applicable**

1. Compatibility Standards Waiver Section(s) \_\_\_\_\_
2. Hill Country Section(s) \_\_\_\_\_
3. Waterfront Overlay District Section(s) \_\_\_\_\_
4. Environmental Section(s) \_\_\_\_\_
5. Shared Parking Analysis \_\_\_\_\_
6. Off-Site or Remote Parking \_\_\_\_\_
7. Detention Pond Waiver \_\_\_\_\_
8. Alternative Landscape Compliance \_\_\_\_\_

**Section 7: OWNERSHIP INFORMATION**

Type of Ownership: ☒ Sole \_\_\_\_\_ Community Property \_\_\_\_\_ Trust \_\_\_\_\_ Partnership \_\_\_\_\_ Corporation \_\_\_\_\_

If ownership is other than sole or community property, list the individuals, partners, principals, etc. below or attach a separate sheet.

**Section 8: OWNER INFORMATION**

\*Signature Sidney Lock Name Sidney Lock  
 Firm Name Adams House Bed & Breakfast Phone # 512-453-7696  
 Street Address 4300 Avenue G  
 City Austin State Tx Zip Code 78751 Contact Liz Lock

**Section 9: APPLICANT - if applicable**

Signature Michael R. McHone Name Michael R. McHone  
 Firm Name Mike McHone Real Estate Phone # 512-551-8440  
 Street Address P.O. Box 8142  
 City Austin State Tx Zip Code 78713 Contact Mike

**Section 10: ENGINEER / LANDSCAPE ARCHITECT / OTHER - Circle 1 or More**

Firm Name Gregory Freese <sup>EMAIL</sup> Phone # gregory@gregoryfreese.com  
 Street Address \_\_\_\_\_ Phone 512-913-9887  
 City Austin State Tx Zip Code \_\_\_\_\_ Contact \_\_\_\_\_

**Section 11: ENGINEER / LANDSCAPE ARCHITECT / OTHER - Circle 1 or More**

Firm Name \_\_\_\_\_ Phone # \_\_\_\_\_  
 Street Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Contact \_\_\_\_\_

**CITY OF AUSTIN**  
**TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET**

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: ADAMS House Bed & Breakfast (Historic)

LOCATION: 4300 Ave G, Austin, TX 78751

APPLICANT: Mike McNamee Real Estate TELEPHONE NO: 512-554-8440

APPLICATION STATUS: DEVELOPMENT ASSESSMENT: \_\_\_\_\_ ZONING: \_\_\_\_\_ SITE PLAN: X

**EXISTING:**

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	FOR OFFICE USE ONLY		
					TRIP CODE	TRIP RATE	TRIPS PER DAY
1	.158	3370	SF3-H- <del>Med</del> NP	B+B			

**PROPOSED**

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	FOR OFFICE USE ONLY		
					TRIP CODE	TRIP RATE	TRIPS PER DAY
1	.158	3974	SF3-H- <del>Med</del> NP	B+B			

**ABUTTING ROADWAYS**

STREET NAME	PROPOSED ACCESS?	FOR OFFICE USE ONLY	
		PAVEMENT WIDTH	CLASSIFICATION
Avenue G	—		
43rd Street	yes		

**FOR OFFICE USE ONLY**

The traffic impact analysis is required. The consultant preparing the study must meet with a transportation planner to discuss the study and equipment to be used for determining the study.

A traffic impact analysis is NOT required if the development by the applicant does not exceed the threshold established in the ordinance.

The traffic impact analysis has been waived for the following reason: \_\_\_\_\_

A traffic impact analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See the transportation planner for information.

DATE: \_\_\_\_\_

DISTRICT: \_\_\_\_\_

STREET: \_\_\_\_\_

EXIST. TRAFFIC: \_\_\_\_\_

TRANS. REV. \_\_\_\_\_

TRAV. CO. \_\_\_\_\_

PM \_\_\_\_\_

TOTAL \_\_\_\_\_

PAGES: \_\_\_\_\_

THE CITY OF AUSTIN TRAFFIC IMPACT ANALYSIS DETERMINATION WORKSHEET IS A REQUIRED PART OF ANY ZONING OR SITE PLAN APPLICATION. THEREFORE, THIS COMPLETED AND SIGNED WORKSHEET MUST ACCOMPANY ANY SUBSEQUENT APPLICATION FOR THE IDENTICAL PROJECT. CHANGES TO THE PROPOSED PROJECT WILL REQUIRE A NEW TIA DETERMINATION TO BE MADE.

### SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Michael R. McHone 2/25/14  
Signature Date

Michael R. McHone  
Name (Typed or Printed)

Mike McHone Real Estate  
Firm

### INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Michael R. McHone 2/25/14  
Signature Date

Michael R. McHone  
Name (Typed or Printed)

Mike McHone Real Estate  
Firm

**ACKNOWLEDGMENT FORM**  
**CONCERNING**

Subdivision Plat Notes, Deed Restrictions,  
Restrictive Covenants,  
Zoning Conditional Overlays, and/or  
Subchapter E Design Standards

I, Michael R. McElroy have checked for subdivision plat notes, deed notes, deed  
(Printed name of applicant)  
restrictions, restrictive covenants, zoning conditional overlays, and/or Subchapter E design standards  
prohibiting certain uses and/or requiring certain development restrictions (height, access, screening  
etc. on this property), located at 4300 Ave C

(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat  
notes, deed restrictions, restrictive covenants, zoning conditional overlays, and/or Subchapter E  
design standards it will be my responsibility to resolve it. I also acknowledge that I understand the  
implications of use and/or development restrictions that are a result of a subdivision plat notes, deed  
restrictions, restrictive covenants and/or zoning conditional overlays.

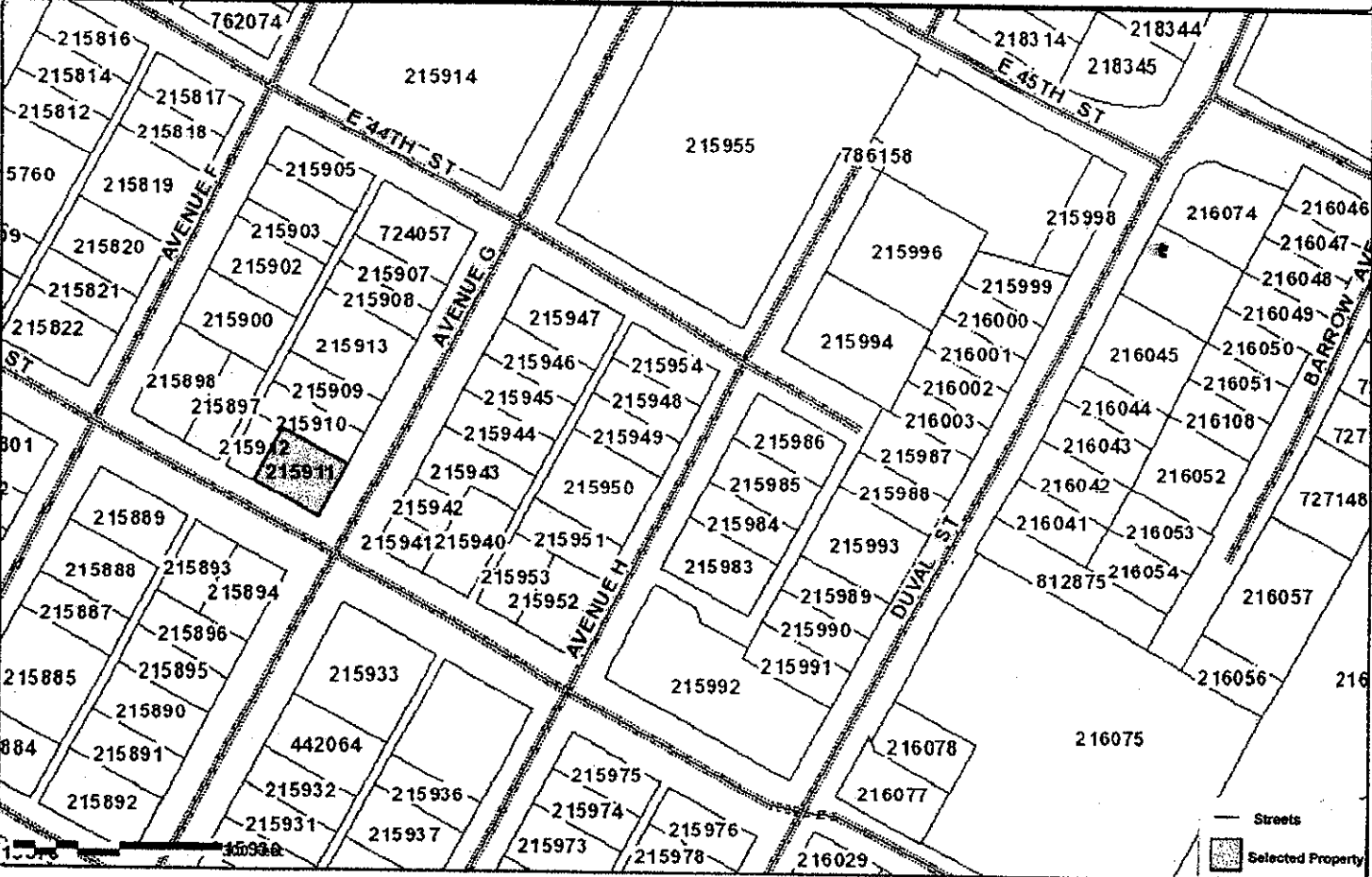
I understand that if requested I must provide copies of any and all subdivision plat notes, deed  
restrictions, restrictive covenants, zoning conditional overlay, and/or Subchapter E design standards  
information that may apply to this property.

Michael R. McElroy  
(Applicant's Signature)

For Mike McElroy  
Leal ESTATE

Feb 25, 2014  
Date

**Travis CAD - Map of Property ID 215911 for Year 2014**



## Property Details

**Account** \_\_\_\_\_

Property ID: 215911

Geo ID: 0220061115

Type: Real

Legal Description: E 91.7FT LOT 17-19 BLK 16 HYDE PARK ADDN NO 1

Location	Number of cases	Percentage of cases
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**Situs Address: 4300 AVENUE G TX 78751**

Neighborhood: OLD HYDE PARK (SFR)

**Mapsc0: 555U**

**Jurisdictions:** 0A, 01, 02, 03, 21, 68

## Owner \_\_\_\_\_

Owner Name: LOCK SIDNEY CORINNE

Mailing Address: , 4300 AVENUE G, , AUSTIN, TX 78751-3818

**Property:**

**Appraised Value: N/A**

<http://propaccess.traviscad.org/Map/View/Map/1/215911/2014>

Map Disclaimer: This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

powered by:  
**PropertyACCESS**  
[www.truautomation.com](http://www.truautomation.com)

TAX CERTIFICATE  
Bruce Elfant  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 2240413

ACCOUNT NUMBER: 02-2006-1115-0000

PROPERTY OWNER:

LOCK SIDNEY CORINNE  
4300 AVENUE G  
AUSTIN, TX 78751-3818

PROPERTY DESCRIPTION:

E 91.7FT LOT 17-19 BLK 16 HYDE PAR  
K ADDN NO 1

ACRES

.1586 MIN%

.000000000000 TYPE

SITUS INFORMATION: 4300 AVENUE G

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR ENTITY  
2013 AUSTIN ISD  
CITY OF AUSTIN (TRAV)  
TRAVIS COUNTY  
TRAVIS CENTRAL HEALTH  
ACC (TRAVIS)

TOTAL  
\*ALL PAID\*  
\*ALL PAID\*  
\*ALL PAID\*  
\*ALL PAID\*  
\*ALL PAID\*

TOTAL SEQUENCE 0

\*ALL PAID\*

TOTAL TAX:  
UNPAID FEES:  
INTEREST ON FEES:  
COMMISSION:  
TOTAL DUE ==>

\*ALL PAID\*  
\* NONE \*  
\* NONE \*  
\* NONE \*  
\*ALL PAID\*

TAXES PAID FOR YEAR 2013 \$7,824.01

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2013 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 02/06/2014

Fee Paid: \$10.00

Bruce Elfant  
Tax Assessor-Collector

By: 



# ASBUILT SURVEY

4300 AVENUE G, AUSTIN, TEXAS  
BEING THE EAST 91' AND 8 INCHES OF LOT SEVENTEEN,  
EIGHTEEN AND NINETEEN, BLOCK 16  
HYDE PARK ADDITION  
V. 1, PG. 67

## NOTES:

1) FOR RESTRICTIONS SEE: V. 135, P. 237.,  
V. 608, P. 319, V. 608, P. 322 AND V. 828,  
P. 567 DEED RECORDS TRAVIS COUNTY, TEXAS.

## EXISTING FAR CALCULATIONS (PER PLANS):

MAIN HOUSE	
FIRST FLOOR	1,497
SECOND FLOOR	1,497
BUNGALOW	FIRST FLOOR 376
TOTAL	3,370 S.F.
LOT SIZE	6,871 S.F.

$$\frac{3370}{6871} = 0.49 \text{ FAR}$$

## PROPOSED FAR CALCULATIONS (PER PLANS):

MAIN HOUSE	
FIRST FLOOR	1,497
SECOND FLOOR	1,497
BUNGALOW	
FIRST FLOOR	376
SECOND FLOOR	604
TOTAL	3,974 S.F.
LOT SIZE	6,871 S.F.

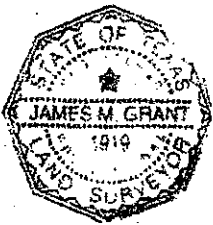
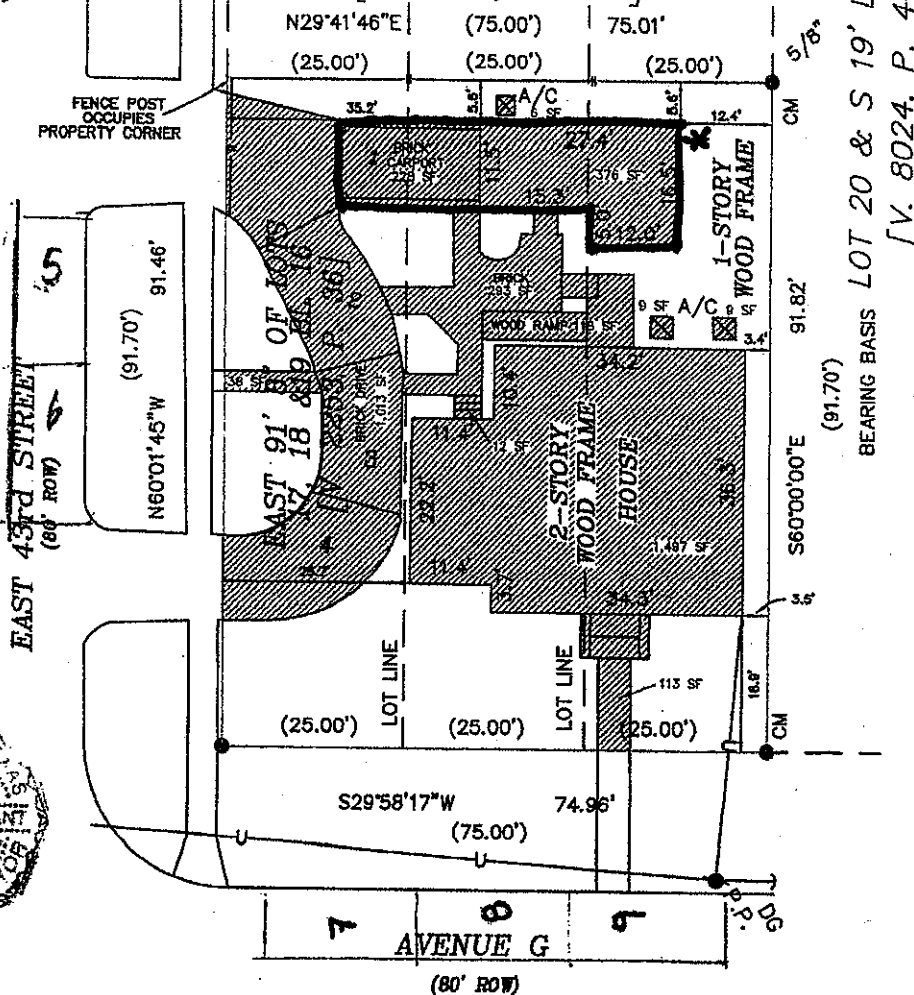
$$\frac{3974}{6871} = 0.578 \text{ FAR}$$

[SCALED NORTH]  
SCALE 1" = 20'

PARKING  
4 ON SITE  
5 ALONG  
STREET  
FRONTAGE

LEGEND  
1/2" REBAR FOUND  
OR AS NOTED  
WOOD FENCE  
RECORD INFORMATION  
TAX RECORDS  
VOLUME 1, PAGE 67  
RIGHT-OF-WAY  
CONTROL MONUMENT  
POWER POLE  
DOWN GUY  
UTILITY LINE

SHIRLEY M. HOFFMAN  
W. 38.3' LOTS 17-19 BK. 16  
[V. 7785, P. 669]



**Harris GRANT**  
SURVEYING, INC.  
HARRIS-GRANT SURVEYING, INC.  
(512) 444-1781 FAX (512) 444-6123  
FIRM NO. 10036100

*James M. Grant*

REVISED: 02-05-2014

JAMES M. GRANT R.P.L.S. 1919  
DATE: MAY 10, 2013  
REVISED: MAY 15, 2013  
REVISED: MAY 29, 2013

INVOICE NO. 45451

WORK ORDER NO. 44031

C:\CARL D\2013\44031

FILE PATH: JG\CARLSON\05-13\44031-JG

## IMPERVIOUS COVER CALCULATIONS

COVERAGE TO REMAIN = 3,023 SQFT  
LOT AREA = 6,871 SQFT  
IMPERVIOUS COVERAGE = 44.0%

## NOT COUNTED IN THE ABOVE:

EXEMPTED COVERAGE = 358 SQFT  
COVERAGE TO BE REMOVED = 331 SQFT



INTAKE SUBMITTAL CHECKLIST  
CONSOLIDATED ADMINISTRATION

2014-019636

014-2014-0035

City Of Austin Planning and Development Review Department  
505 Barton Springs Blvd. Austin, TX 78704 Ph. 974-2689, 974-2681, 974-7208 or 974-2350 Fax 974-2620

Departmental Use Only:

File Number: \_\_\_\_\_ Date Issued: \_\_\_\_\_  
Intake Specialist: \_\_\_\_\_ Date: \_\_\_\_\_

Information Required for Submittal:

- \_\_\_ 1. Completed application form with all appropriate signatures & Application Fee (+\$55.00/ sign if SPC-)
- \_\_\_ 2. Subject to Big Box Ordinance YES / NO (Ordinance No. 20070215-072)
- \_\_\_ 3. \*Legible 4"x 4" Location Map on a separate 8½"x11" sheet
- \_\_\_ 4. Signed Submittal Verification and Inspection Authorization Form
- \_\_\_ 5. TIA Fee plus five (5) copies (if TIA is required)
- \_\_\_ 6. \*Sealed Engineer's Summary Letter (same engineer as sealed on plans)
- \_\_\_ 7. Plans (24"x36" format only) for formal (Refer to completeness check results for required #)  
\_\_\_ Two (2) copies for completeness check
- \_\_\_ 8. \*Full size tax maps (1"=100') showing properties within 500' of the red-lined site area (limits of construction) or For projects located outside of Travis County, submit a list of names and addresses of all property owners within a 500' radius of the site.
- \_\_\_ 9. Current Tax Certificates (not required if tax exempt)
- \_\_\_ 10. 1704 Determination  
\_\_\_ (If B-E is checked provide 1 extra copy of plans & additional fee required @ completeness check)
- \_\_\_ 11. \* Engineering Reports (Refer to completeness check results for required #)  
\_\_\_ Two (2) copies for completeness check
- \_\_\_ 12. Project Description Form
- \_\_\_ 13. If applicant indicates they are requesting waiver/ variance(s) on the application, then a letter requesting the waiver/ variance(s) must be submitted as well, plus additional fees if applicable. (If a Late Hours Permit is required, a waiver of Compatibility Standards must be submitted, if applicable.)

Items to be shown on Plans:

- \_\_\_ A. Cover Sheet
- \_\_\_ B. Site Plan (Base and Land Use Information)
- \_\_\_ C. Drainage and Grading Plan
- \_\_\_ D. Construction Details
- \_\_\_ E. Grading/ Tree & Natural Area Protection Plan or note certifying there are no trees within the limits of construction
- \_\_\_ F. Erosion Sedimentation Controls Plan
- \_\_\_ G. Landscape Plan, if inside City Limits (not needed for clearing, cut/ fill projects)
- \_\_\_ H. If applicant indicates that the site is subject to Compatibility Standards, then an Elevation & Cross-Section Sheet must be included.

\*Not required for Small Projects

AUSTINTEXAS.GOV AIRPORT LIBRARY AUSTIN ENERGY AUSTIN WATER CONVENTION CENTER VISITORS BUREAU OPEN

## PUBLIC INFORMATION FOLDER DETAILS

Public Search	Permit/Case	Reference File Name	Description	Sub Type	Work Type	Project Name	Status	Application Date	Issue Date	Expiration Date
Issued Construction Permits	2013-084089 PR	2013-084089 PR	Second floor addition/remodel kitchen	R- 434	Addition and Alterations	4300 AVENUE	Approved	Aug 12, 2013	Sep 5, 2013	Feb 8, 2014

## REGISTERED USERS

Related Folders:

## New Registration FOLDER INFO

	Information Description	Value
Update Registration	Smart Housing?	No
Permit Assign and Pay	Is Historical Review Required?	Yes
My Permits/Cases	Building Valuation Remodel	45000
My Licenses	Electrical Valuation Remodel	8333
Request / Cancel / View Inspections	Will Addition have Electrical Work ?	Yes
	Mechanical Valuation Remodel	8333
	Will Addition have Mechanical Work ?	No
	Plumbing Valuation Remodel	8333
	Will Addition have Plumbing Work ?	Yes
My Escrow Accounts	Total Valuation Remodel	69999
	Total Job Valuation	70000
	Is this property in MUD ?	No
Reports	Current Zoning for Building	SF-3-H-HD-NCCD-NP
	Name of NCCD	HYDE PARK
Login	Name of Neighborhood Plan	HYDE PARK
	Subdistrict	NONE
HELP	Status	APPROVED WITH ZONING
	1704 Flag?	No
Web Help	Is there a Cut & Fill in excess of 4 ft	No
FEEDBACK	Building Height (in feet)	0
	Parking Spaces Required	0
Contact PDR	Number of Bathrooms	4.5
	Size of Water Meter	0
	Front Set Back	0
	Rear Set Back	0
	Side Set Back	0
	Does property access a paved alley?	No
	Current Use	dwelling
	Proposed Use	dwelling
	Change of Use	No
	Square Footage of Lot	0
	Existing 1st Flr Area Sq. Ft	0
	Existing 2nd Flr Area Sq. Ft	0
	Existing 3rd Flr Area Sq. Ft	0
	Existing Basement Sq. Ft	0
	Existing Attached Garage/Carport Sq. Ft	0
	Existing Detached Garage/Carport Sq. Ft	0
	Existing Wood Decks Sq. Ft	0
	Existing Breezeways Sq. Ft	0
	Existing Covered Patios Sq. Ft	0
	Existing Covered Porches Sq. Ft	0
	Existing Balconies Sq. Ft	0
	Existing Swimming Pool(s) Sq. Ft	0
	Existing Othr Bld/Covered Areas Sq. Ft	0
	Total Existing Building Square Footage	0
	New/Addn 1st Flr Area Sq. Ft	0
	New/Addn 2nd Flr Area Sq. Ft	0

[https://www.austintexas.gov/devreview/b\\_showpublicpermitfolderdetails.jsp?FolderRSN=...](https://www.austintexas.gov/devreview/b_showpublicpermitfolderdetails.jsp?FolderRSN=...) 3/31/2014

AUSTINTEXAS.GOV AIRPORT LIBRARY AUSTIN ENERGY AUSTIN WATER CONVENTION CENTER VISITORS BUREAU OPEN

## PUBLIC INFORMATION

## FOLDER DETAILS

Public Search	Permit/Case	Reference File Name	Description	Sub Type	Work Type	Project Name	Status	Application Date	Issue Date	Expira Dat
Issued Construction Permits	2013-087973 DA	DA-2013-0902	APPROVED Exemption	Site Plan Determination/Exemption		Adams House B & B	Agreed	Aug 21, 2013	Aug 30, 2013	Related Folder

## REGISTERED USERS

## New Registration

## FOLDER INFO

Update Registration	Information Description	Value
Permit Assign and Pay	Existing Land Use	Commercial
My Permits/Cases	Proposed Land Use	Commercial
My Licenses	Watershed I	Shoal Creek
Request / Cancel / View Inspections	DAC Electric Review?	No
My Escrow Accounts	DAC Fire Review ?	No
Reports	DAC Flood Plain Review?	No
Login	DAC Industrial Waste Review?	No
HELP	DAC Mapping Review ?	No
Web Help	DAC SitePlan Review?	No
FEEDBACK	DAC Subdivision Review?	No
Contact PDR	DAC WWW Review ?	No
	DAC Zoning Land Dev Review?	No
	Location	4300 AVENUE G
	Neighborhood Plan Area ?	No

## PEOPLE DETAILS

Desc.	Organization Name	Address	City	State	Postal	Phone1
Applicant (Greg Free)						(512)458-9139
Billed To	Cahmen Bros Construction	1711 KAREN AVE	AUSTIN TX	78757-2917	(512)	

## FOLDER FEE

Fee Description	Fee Amount	Balance
Commercial Exempt & Cond Use Exempt	\$94.00	\$0.00
Development Services Surcharge	\$3.76	\$0.00

## PROCESSES AND NOTES

Process Description	Status	TOD	Schedule Date	Start Date	End Date	Assigned Staff	# of Atter
Intake/Review	Closed		Aug 21, 2013	Aug 21, 2013	Aug 30, 2013	Andria Burt (512-974-2774)	

## FOLDER ATTACHMENT

## Description Detail

Deneid Exemption

[View Attachment](#)

approved exemption approved exemption

[View Attachment](#)[Back](#)

PAY ONLINE CALENDAR MEDIA CENTER FAQ CONTACT US SITE MAP LEGAL NOTICES PRIVACY POLICY



Planning and Development Review Department  
P.O. Box 1088, Austin, Texas 78767  
One Texas Center, 565 Barton Springs Road  
Telephone: (512) 974-6370 Fax: (512) 974-2423

DA2013-0902

### Site Development Exemption Request

Site Address:	4300 Ave. C
Project Name:	Adams Place B&B
Legal Description:	E 91.7 TH Lot 13-19 B&B H&L B&B ADDN No 2
Zoning:	SE-3-H-HD-N
Existing Land Use(s):	RES
Proposed Land Use(s):	RES
Brief General Description of the Development being sought:	Remodel kitchen addition bathroom office

Attach a detailed description of the proposed development in a memorandum or letter and a site plan or survey plan that graphically indicates, but is not limited to:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> existing trees   | <input checked="" type="checkbox"/> limits of construction                           |
| <input checked="" type="checkbox"/> buildings  | <input checked="" type="checkbox"/> type of construction                             |
| <input checked="" type="checkbox"/> parking areas  | <input checked="" type="checkbox"/> location of construction                         |
| <input checked="" type="checkbox"/> roadways/trees   | <input checked="" type="checkbox"/> accessible parking                               |
| <input checked="" type="checkbox"/> all areas of impervious cover levels (existing & proposed) | <input checked="" type="checkbox"/> access route                                     |
| <input checked="" type="checkbox"/> erosion controls (i.e.: silt fencing, tree protection)     | <input checked="" type="checkbox"/> on-site sewage (septic) systems and drain fields |

1. Owner Free (PRINT NAME) do hereby certify that I am the

☐ owner ☐ owner's agent (to act as the owner's agent, written authorization from the owner must be provided) of this described property, and in this capacity, submit this request for exemption from the site plan substantial requirements pursuant to Chapter 25-5.3 of the Austin City Code.

- Furthermore, I certify and acknowledge that:
1. Although the proposed development does not require a formal site plan approval, it may require, prior to beginning any site work, the approval of the subdivision or issuance of a building, renovated, and/or demolition permit.
  2. Although the proposed development complies with all applicable zoning regulations, it does not prohibit subsequent of restrictive covenants and/or deed restrictions.
  3. The approval of this exemption request does not constitute authorization to violate any provisions of the Austin City Code or other applicable requirements, which includes the use or occupancy of the improvement.
  4. The approval notice with which receipt shall be clearly posted on site and protected from the elements at all times.

Signature of Requester: Angela Lee Date: 8-6-13  
Address: 18303 F 2nd Street Austin TX 78722  
Telephone: 512-452-9439  
Please indicate how you wish to receive a copy of the results of the review:  
☐ By Mail Address: Please provide email address on other side of form  
Fax: \_\_\_\_\_

Site Development Exemption

Revised 10/22/09

Project Name:	Case Number:	Applicant Name:
4300 Avenue G	88-2013-0902	Gregg Poe
<input checked="" type="checkbox"/> If Rejected	Date	
Reviewer	Comments	
<input checked="" type="checkbox"/> Site Plan	8-29-13	

Transport			N/A
Bugr			N/A
Environ			N/A
AFD			N/A
AWU			N/A
Plumbing			N/A
AB		8-29-13	N/A

☐ Determined to be a **OR** Revision **OR** New Project

Check all that apply:

- ☐ Reviewer(s) Not Required
- ☐ Site Plan Corrected/Exemption Review Fee
- ☐ Change of Use Review Fee
- ☐ Planning Review: \_\_\_\_\_ phases
- ☐ Landscape Impacts: \_\_\_\_\_ acres
- ☐ Shared Parking Review



Planning and Development Review Department  
P.O. Box 1088, Austin, Texas 78767  
One Texas Center, 505 Barton Springs Road  
Telephone: (512) 974-6370 Fax: (512) 974-2423

## Determination of a Site Development Exemption Request

Date: 8/21/2013  
From: Salie Correa @ (512) 974-9747 or Audie Burt @ (512) 974-2774  
To: Greg Frece  
FAX: E-Mail: Telephone: 458-9139  
Exemption #: DA-2013-0902  
Project Name: Adams House B & B  
Address: 4300 Avenue G  
Review Staff Contact/Telephone: 512/913-4657 (C)

Your request has been Denied.	
See NOTES for additional information and/or conditions. Your paperwork is in the RETURN BIN area of the Development Assistance Center on the 1st floor of One Texas Center.	
Site Plan Correction Review	
Landscape Inspection	
Shared Parking Review	
Phasing Review	
Change of Use Review	
Commercial Exemption Review	
TOTAL COST:	

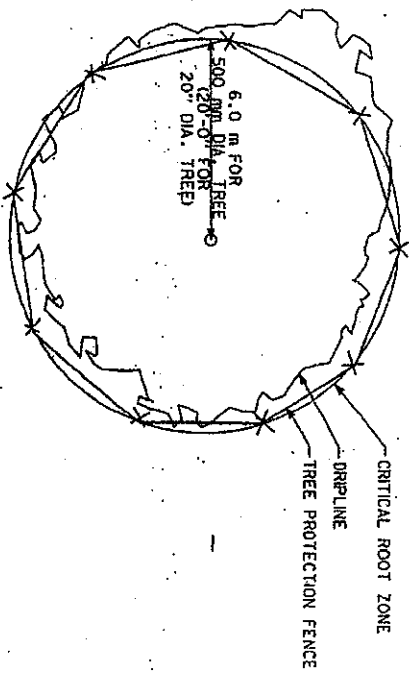
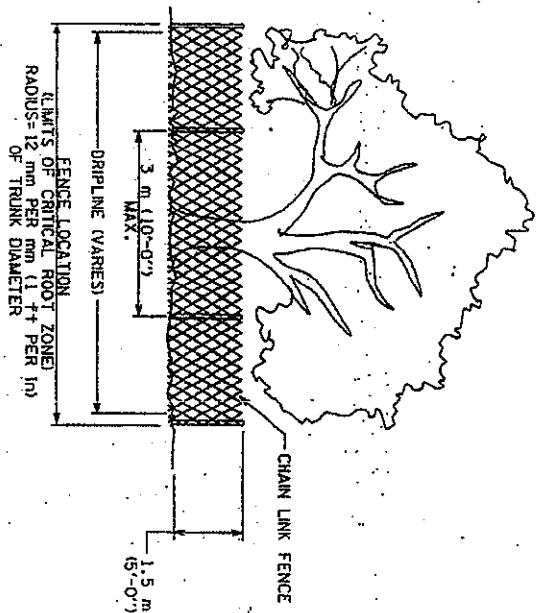
### NOTES:


Provide impervious calculations. Provide limits of construction, provide tree protection for all trees 19" or greater within limits of construction.  
Kristin Carlton 974-6369

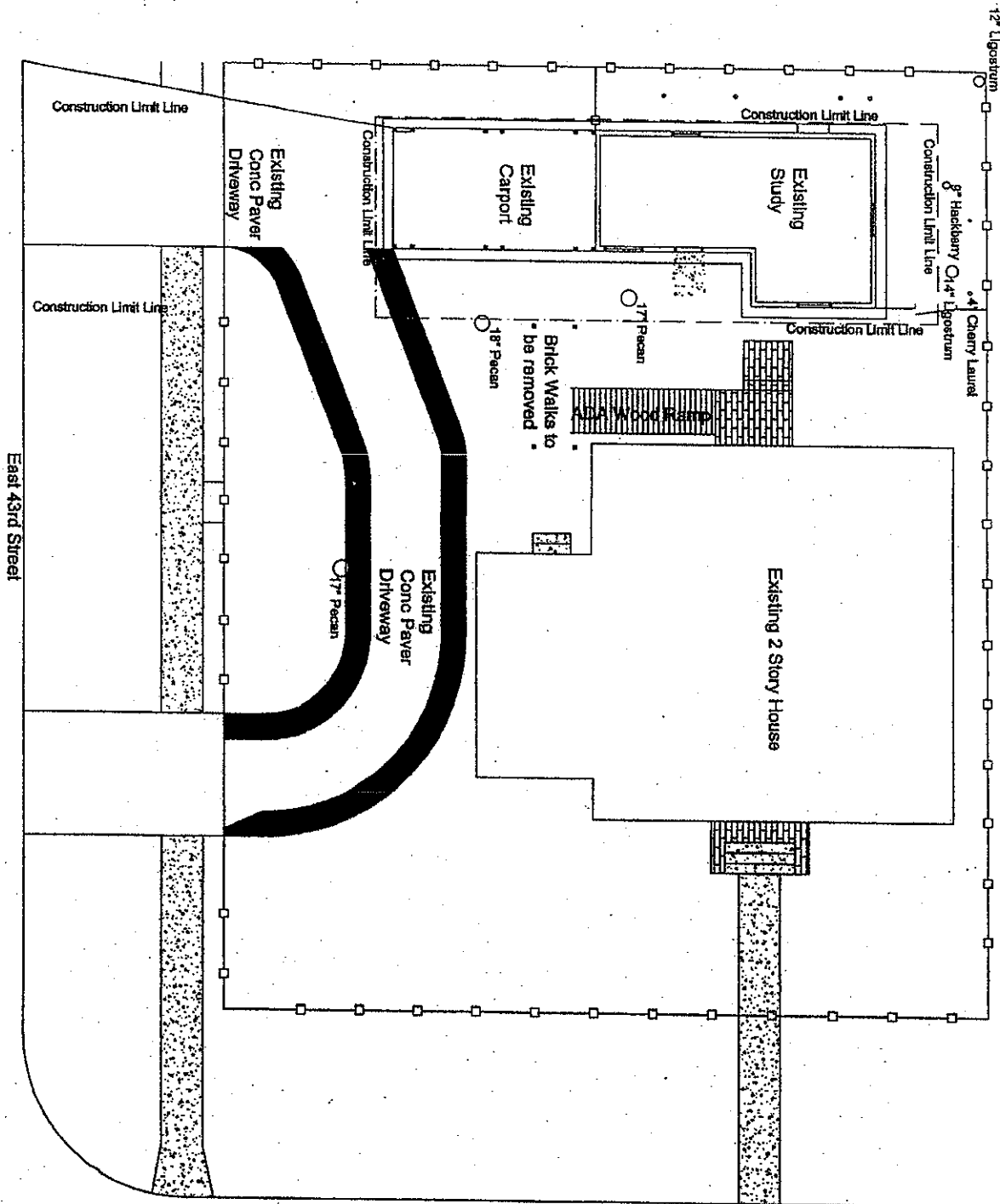
*Kristin - Imp. cover calc are now on both site plan and Engineer's Survey. Please note that no trees within the limits of construction are larger than 19" dia. @ 48" above grade. If you need tree protection, please note that one is needed here.*

Confidentiality Notice: The documents accompanying this transmission is legally privileged and intended for the use of the recipient named. If received in error, please notify the City of Austin immediately via telephone to arrange for the return of the documents. You are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on this information is strictly prohibited.  
WPDR 04/08/06ae  
Page 1 of 1  
Printed on 08/21/2013 at 4:10 PM





CITY OF AUSTIN	TREE PROTECTION FENCE
WATERED PROTECTION DEPARTMENT	TYPE A - CHAIN LINK
 DAVID H. HESTER ADAPTED	THE ARCHITECT/ENGINEER ASSURES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
	STANDARD NO. 610S-2



NOTE: Provide protection for all trees 18" diameter and above as required per the City of Austin from all demolition and construction activities.

Avenue G

Impervious Cover  
Total Lot Area 8,871 sq ft  
Total Existing Imp. 3,712 sq ft  
Existing % 42 %  
Imp. Cover to be Removed 877 sq ft  
Total Impervious Proposed 3,035 sq ft  
Proposed % 34.2 %

NOTE: Refer to Survey for Impervious Cover details

Site Plan  
Scale: 1" = 10'-0"



4300 Avenue G

Austin, Texas

GREGORY FREE & ASSOCIATES  
HISTORIC PRESERVATION DESIGN  
ph (512) 458-9139  
1303 E. 7th Street Austin, Texas 78702

# ASBUILT SURVEY

4300 AVENUE G, AUSTIN, TEXAS  
BEING THE EAST 91' AND 8 INCHES OF LOT SEVENTEEN,  
EIGHTEEN AND NINETEEN, BLOCK 16  
HYDE PARK ADDITION  
V. 1, PG. 67

**RECEIVED**  
MAY 31 2013

NOTES:  
1) FOR RESTRICTIONS SEE: V. 135, P. 237,  
V. 608, P. 319, V. 609, P. 322 AND V. 828,  
P. 567 DEED RECORDS TRAVIS COUNTY, TEXAS.

WATER & WASTEWATER UTILITY  
CONSUMER SERVICES DIVISION

1/2" REBAR FOUND  
OR AS NOTED  
WOOD FENCE  
RECORD INFORMATION  
TAX RECORDS  
VOLUME 1, PAGE 67  
RIGHT-OF-WAY  
CONTROL MONUMENT  
POWER POLE  
DOWN GUY  
UTILITY LINE

**AE APPROVED**

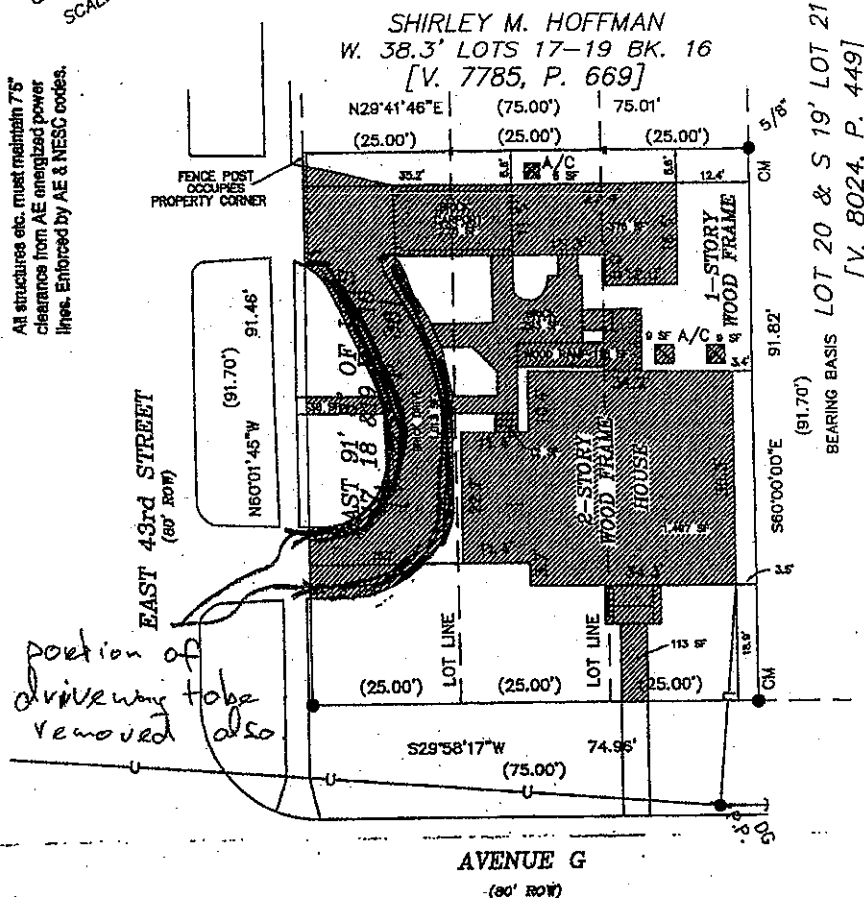
MAY 31 2013

151-215

JGM

[SCALED NORTH]  
SCALE 1" = 20'

All structures etc. must maintain 7'5"  
clearance from AE energized power  
lines. Enforced by AE & NESC codes.



HARRIS-GRANT SURVEYING, INC.

(512)444-1781 FAX (512) 444-6123

JAMES M. GRANT R.P.L.S. 1919

DATE: MAY 10, 2013

REVISED: MAY 15, 2013

REVISED: MAY 29, 2013

INVOICE NO. 45451

WORK ORDER NO. 44031

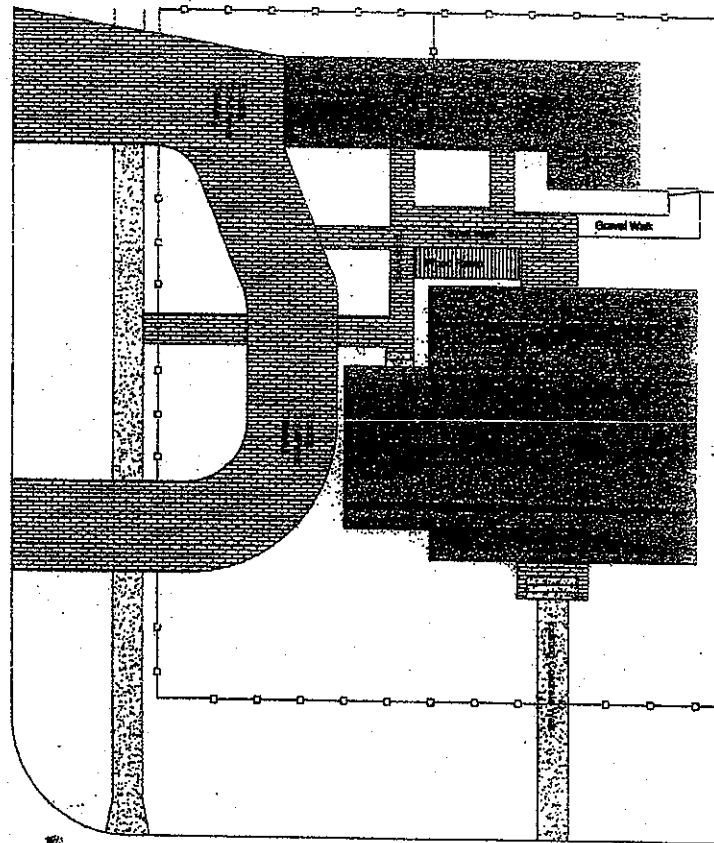
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IMPERVIOUS COVER CALCULATIONS

COVERAGE TO REMAIN = 5,886 SQFT  
LOT AREA = 6,871 SQFT  
IMPERVIOUS COVERAGE = 44.2%

NOT COUNTED IN THE ABOVE:

COVERAGE TO BE REMOVED = 331 SQFT



Garage Area

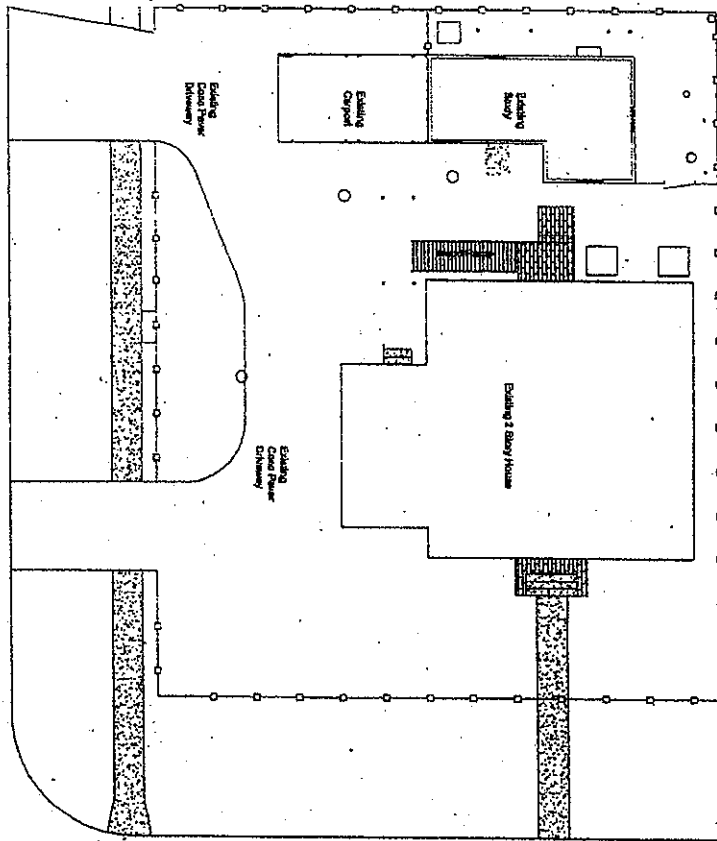
Gravel Walk

Existing Site Plan  
Date: 10/1/88

Avenue G



<p><b>A1.0</b> Sheet 1 of 1</p>	<p>Sealed and Signed by Professional Engineer No. 12345 State of Texas 10/1/88</p>	<p><b>4300 Avenue G</b> Austin, Texas</p>	<p><b>GREGORY FREE &amp; ASSOCIATES</b> HISTORIC PRESERVATION DESIGN 1809 E 7th Street Austin, Texas 78702 Tel: 512-475-0125</p>
---	--	---	--



Site Plan  
Scale 1/2" = 10'



4300 Avenue G  
Austin, Texas

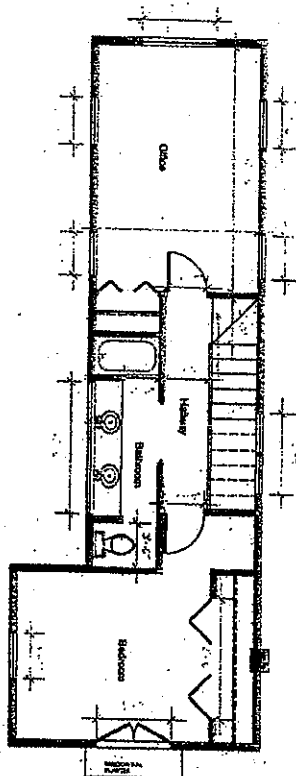
Gregory Free & Associates  
Historic Preservation Design  
1305 E. 7th Street Austin, Texas 78702

4300 Avenue G

Austin, Texas

GREGORY FREE & ASSOCIATES  
HISTORIC PRESERVATION DESIGN

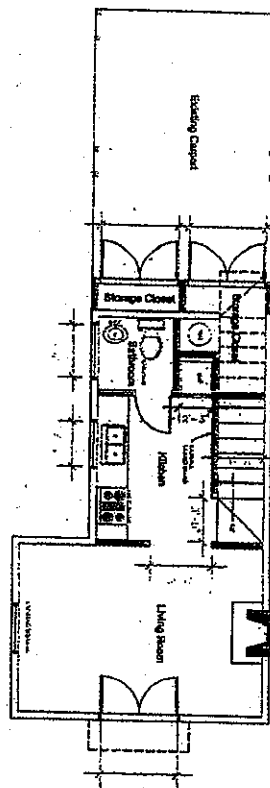
ph 512 498-6180  
1305 E. 7th Street Austin, Texas 78702



Second Floor Plan  
Scale: 1/4" = 1'-0"  
Drawing No. 204



First Floor Plan  
Scale: 1/4" = 1'-0"  
Drawing No. 203

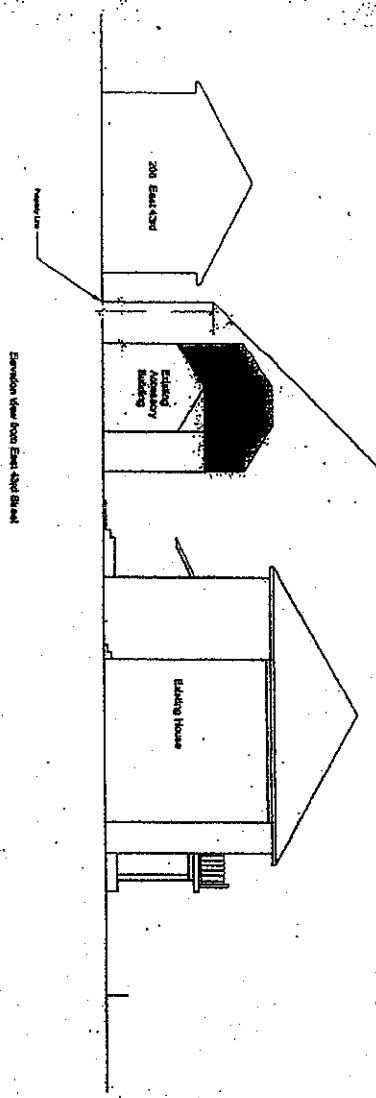


4300 Avenue G

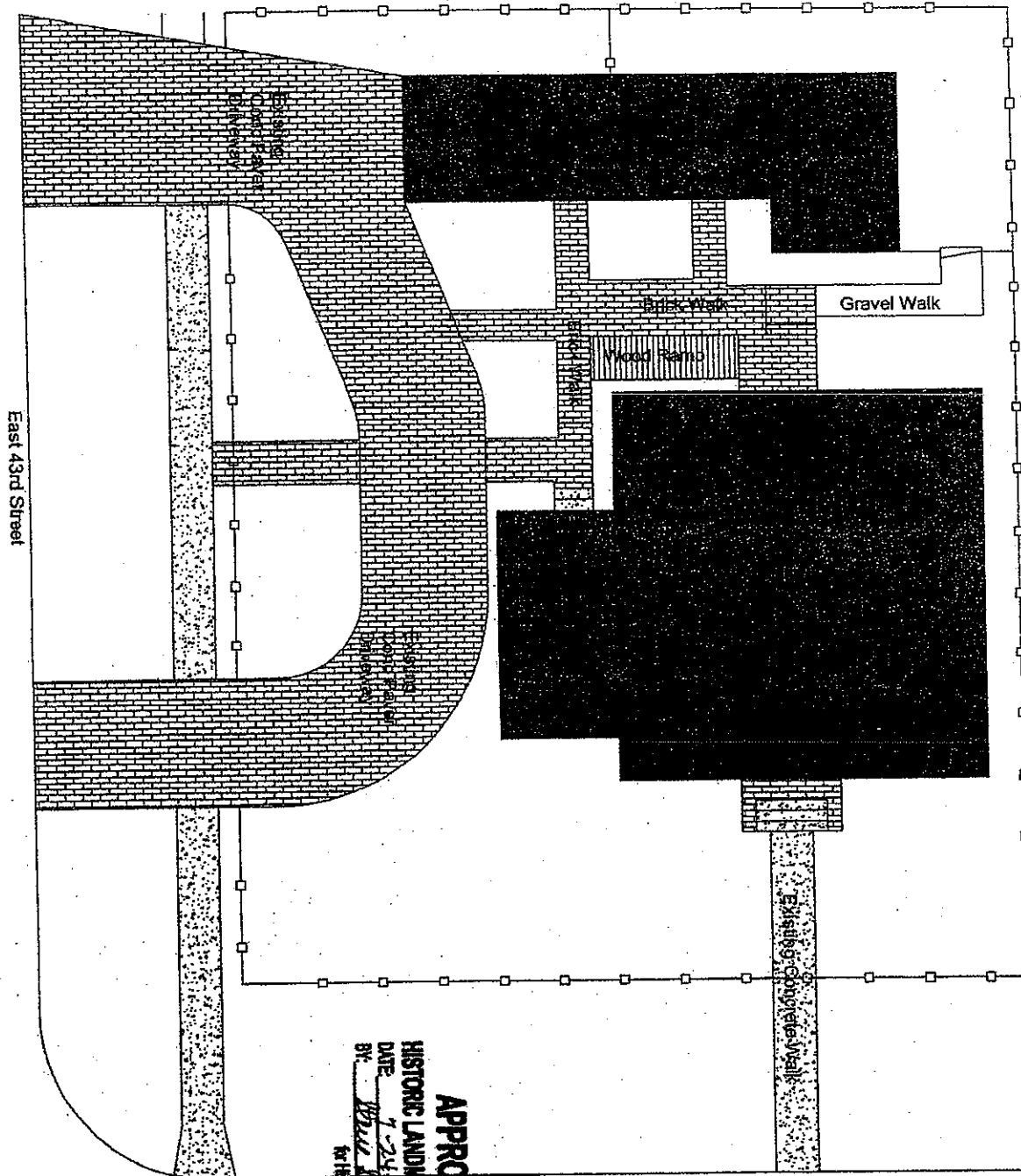
Austin, Texas

GREGORY FREE & ASSOCIATES  
HISTORIC PRESERVATION DESIGN

ph 512 436-9135  
1303 E. 7th Street Austin, Texas 78702



<p>AS.0 Architect</p>	<p><b>4300 Avenue G</b> Austin, Texas</p>	<p><b>GREGORY FREE &amp; ASSOCIATES</b> HISTORIC PRESERVATION - DESIGN ph 512 455-9180 1303 E. 7th Street Austin, Texas 78702</p>
---------------------------	---	---



East 43rd Street

**APPROVED BY**  
**HISTORIC LANDMARK COMMISSION**  
 DATE 7-24-13  
 BY Walter H. Dancy  
 for HIC Chair

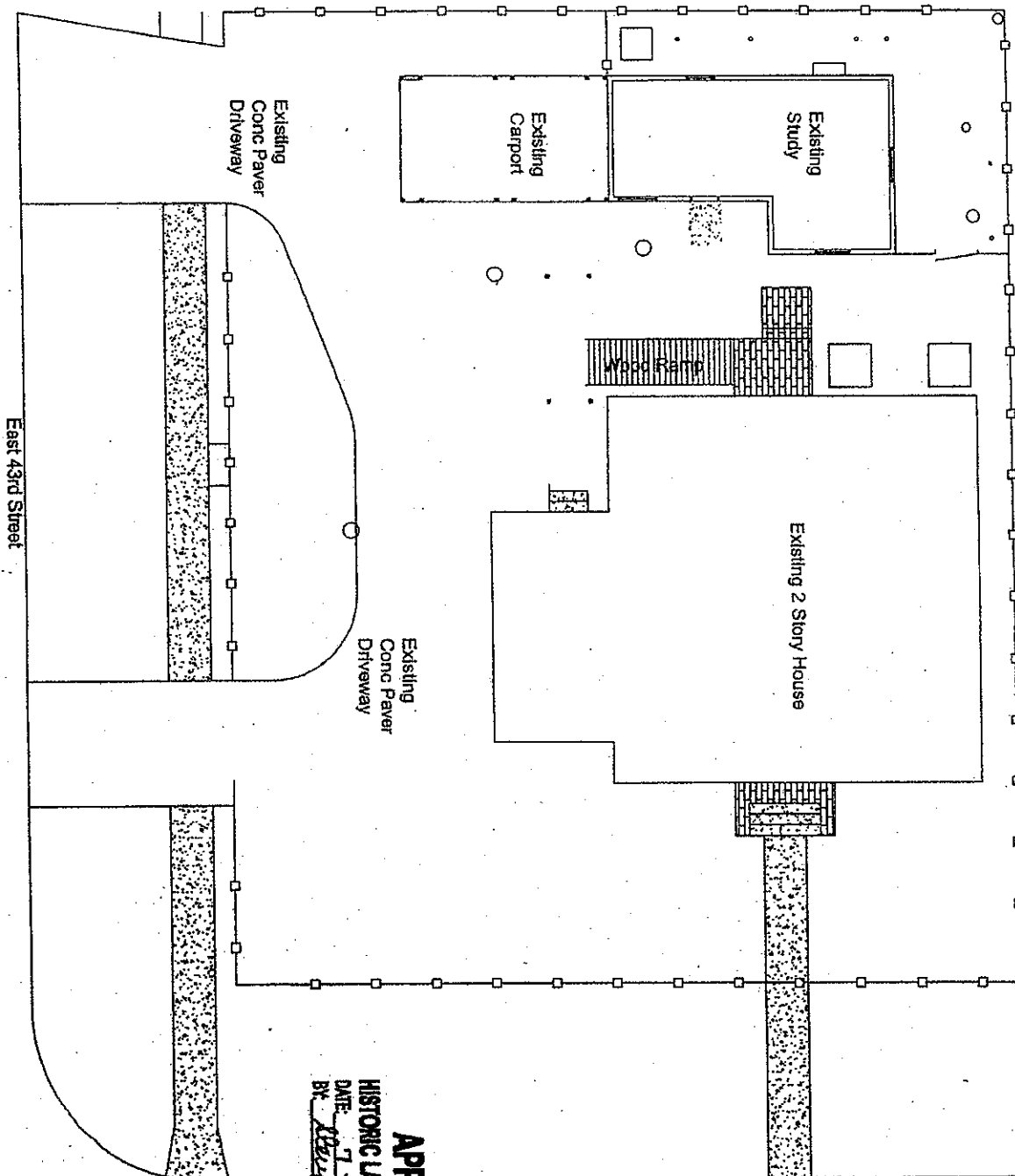
Avenue G

Site Plan  
 Scale: 1" = 10'-0"



<b>A1.0</b> Schedules May 15th	Issued for: NOT FOR REGISTRATION REVISIONS OR CONSTRUCTION	Date: May 15, 2013 Drawing No.: 100 Title:	<b>4300 Avenue G</b> Austin, Texas	<b>GREGORY FREE &amp; ASSOCIATES</b> HISTORIC PRESERVATION - DESIGN ph (512) 458-9139 1303 E. 7th Street Austin, Texas 78702
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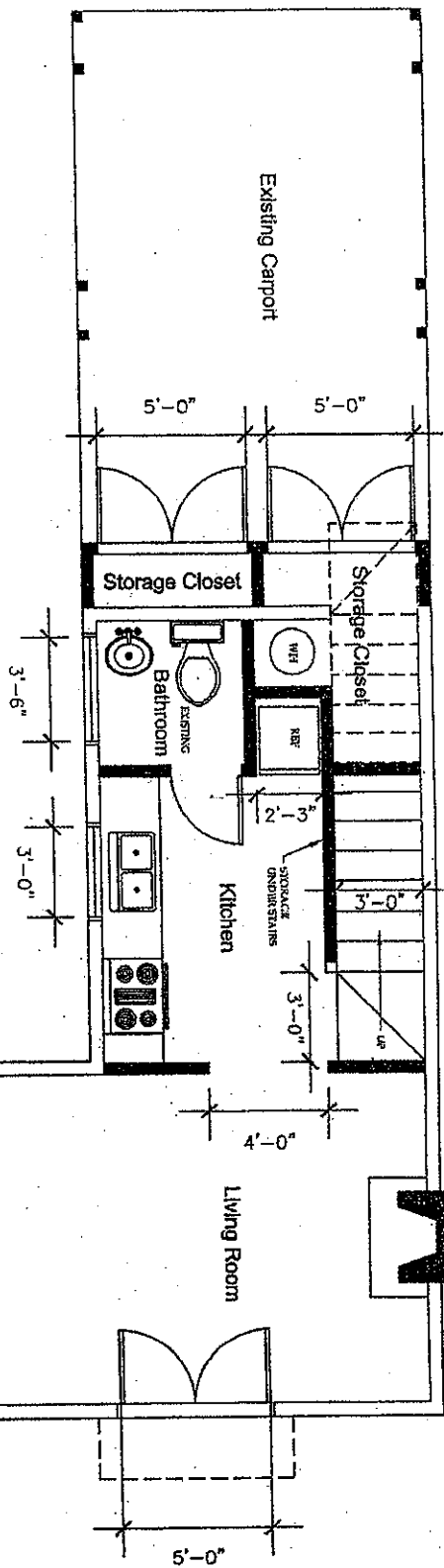
Avenue G

**APPROVED BY**  
**HISTORIC LANDMARK COMMISSION**  
 DATE: 7-24-13  
 BY: Steve K. Kohn  
 for H.C. Chair

**Site Plan**  
 Scale: 1" = 10'-0"

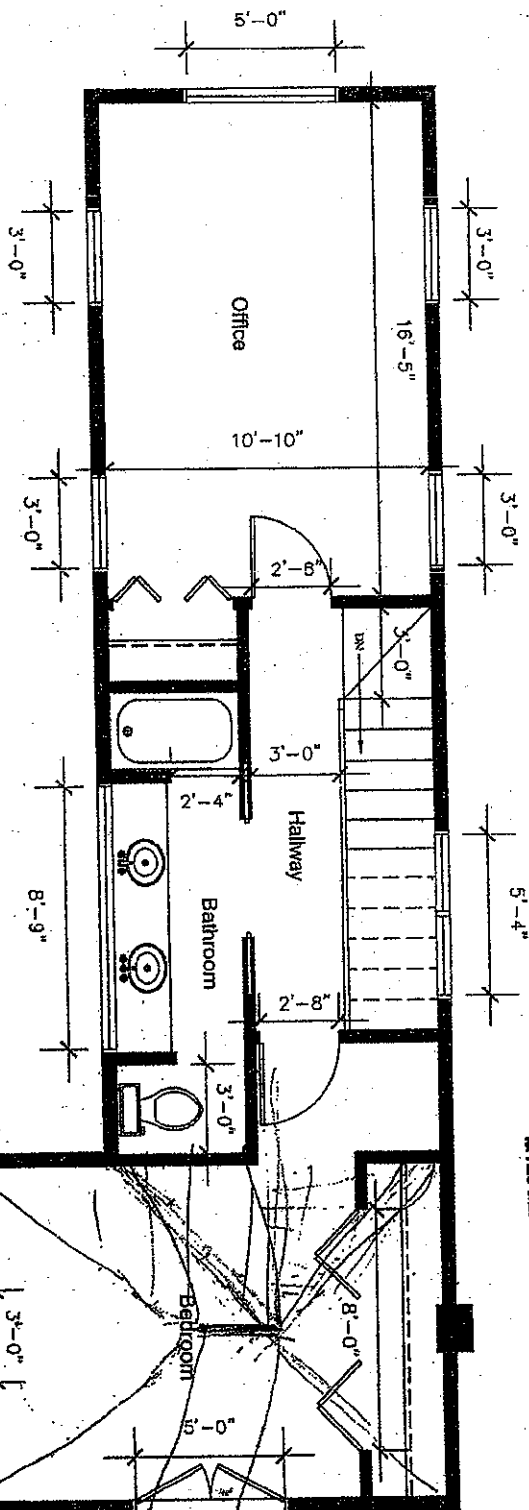


<b>A1.1</b> Proposed Site Plan	Date: 7-24-13 Drawn by: LRB Scale: 1" = 10'-0"	Issued for: NOT FOR RECORD APPROVAL PERMITTING OR CONSTRUCTION	<b>4300 Avenue G</b> Austin, Texas	<b>GREGORY FREE &amp; ASSOCIATES</b> HISTORIC PRESERVATION - DESIGN ph (512) 436-0189 1303 E. 7th Street Austin, Texas 78702
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**First Floor Plan**  
 Scale: 1/8" = 1'-0"  
 3/8" = 1'-0"  
 1/4" = 1'-0"  
 1/16" = 1'-0"

**APPROVED BY**  
**HISTORIC LANDMARK COMMISSION**  
 DATE: 7-24-13  
 BY: *Boyle & Boyle*  
 for HLCOM



**Second Floor Plan**  
 Scale: 1/8" = 1'-0"  
 3/8" = 1'-0"  
 1/4" = 1'-0"  
 1/16" = 1'-0"



**4300 Avenue G**

Austin, Texas

**GREGORY FREE & ASSOCIATES**  
 HISTORIC PRESERVATION - DESIGN

ph (512) 459-9139  
 1303 E. 7th Street Austin, Texas 78702

**A2.1**

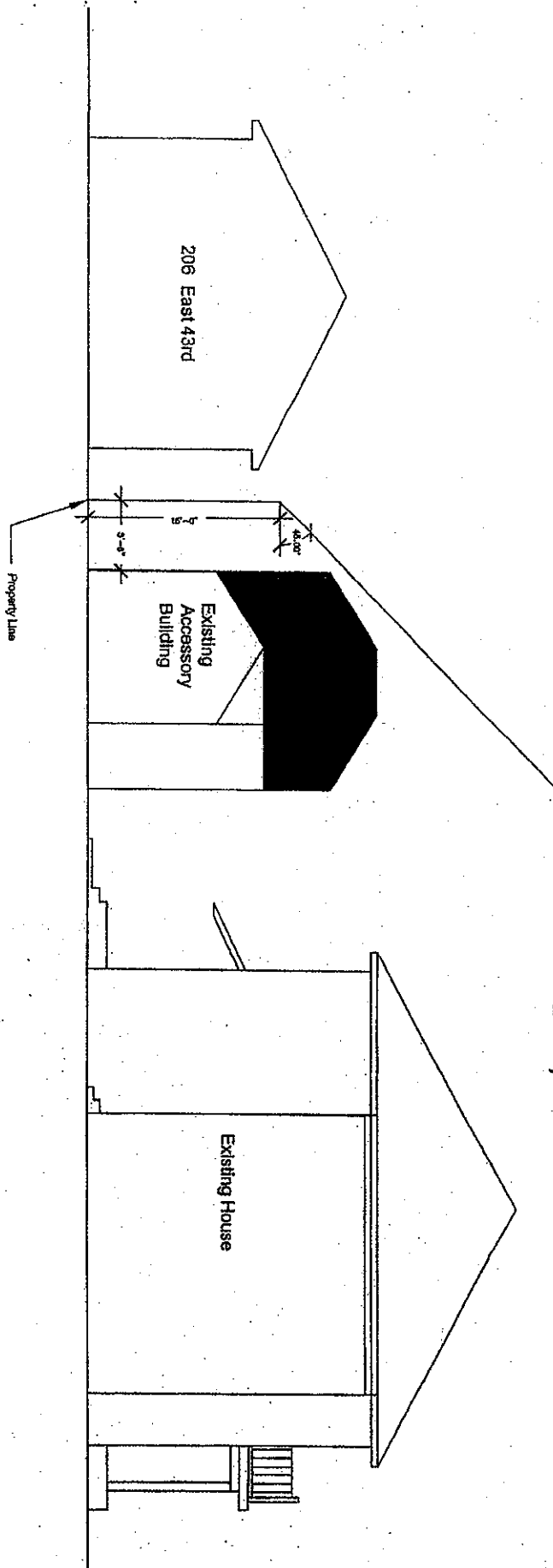
Issued for: 1/16

Aug 28, 2013

NOT FOR  
 REGULATORY  
 APPROVAL OR  
 CONSTRUCTION  
 OF THIS PROJECT

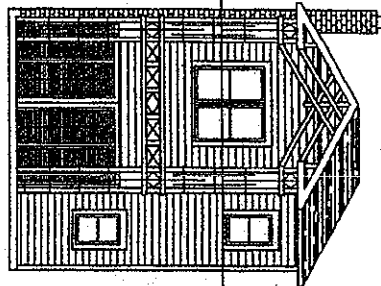
**APPROVED BY**  
**HISTORIC LANDMARK COMMISSION**  
 DATE: 7-24-13  
 BY: Debra Webb  
 Historic Landmark Commission

Elevation view from East 43rd Street

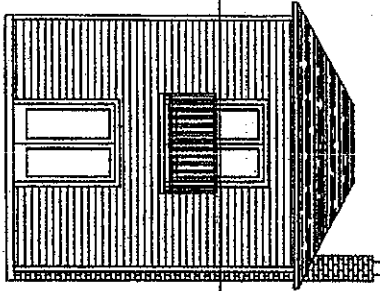


Elevation  
 Scale 1/8" = 1'-0"

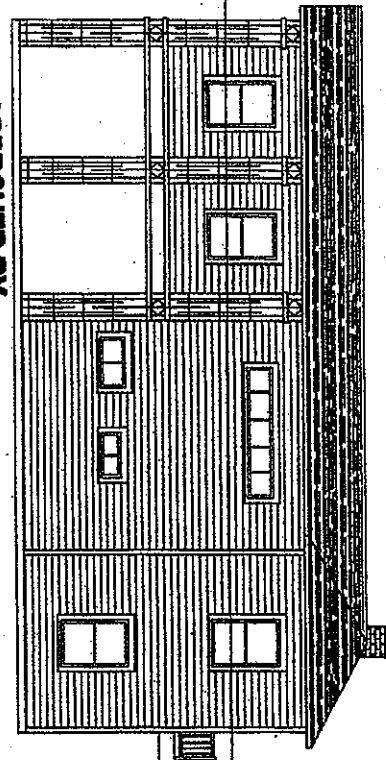
<b>A3.0</b> Elevation 1/8" = 1'-0"	Date: May 24, 2013 Drawn by: TFB PML-1	4300 Avenue G Austin, Texas	<b>GREGORY FREE &amp; ASSOCIATES</b> HISTORIC PRESERVATION - DESIGN ph (512) 458-9189 1303 E. 7th Street Austin, Texas 78702
	Issued for: NOT FOR RECORD APPROVAL PERMITTING OR CONSTRUCTION		



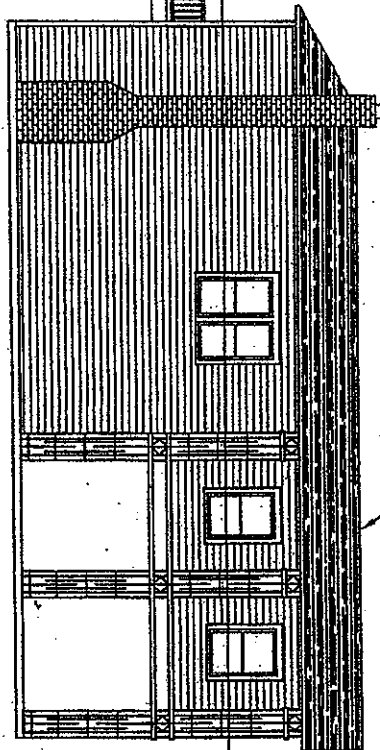
North Elevation  
Scale 1/8" = 1'-0"



South Elevation  
Scale 1/8" = 1'-0"



West Elevation  
Scale 1/8" = 1'-0"



East Elevation  
Scale 1/8" = 1'-0"

**APPROVED BY**  
**HISTORIC LANDMARK COMMISSION**  
DATE: 7-27-13  
BY: Steve Koberg  
W.H.C.M.

MATCH EXISTING DIMENSIONAL ASPHALT SHINGLES (TYP)

EXISTING ROOF LINE

EXISTING ROOF LINE

4300 Avenue G  
Austin, Texas

GREGORY FREE & ASSOCIATES  
HISTORIC PRESERVATION - DESIGN  
ph (512) 458-9139  
1303 E. 7th Street Austin, Texas 78702

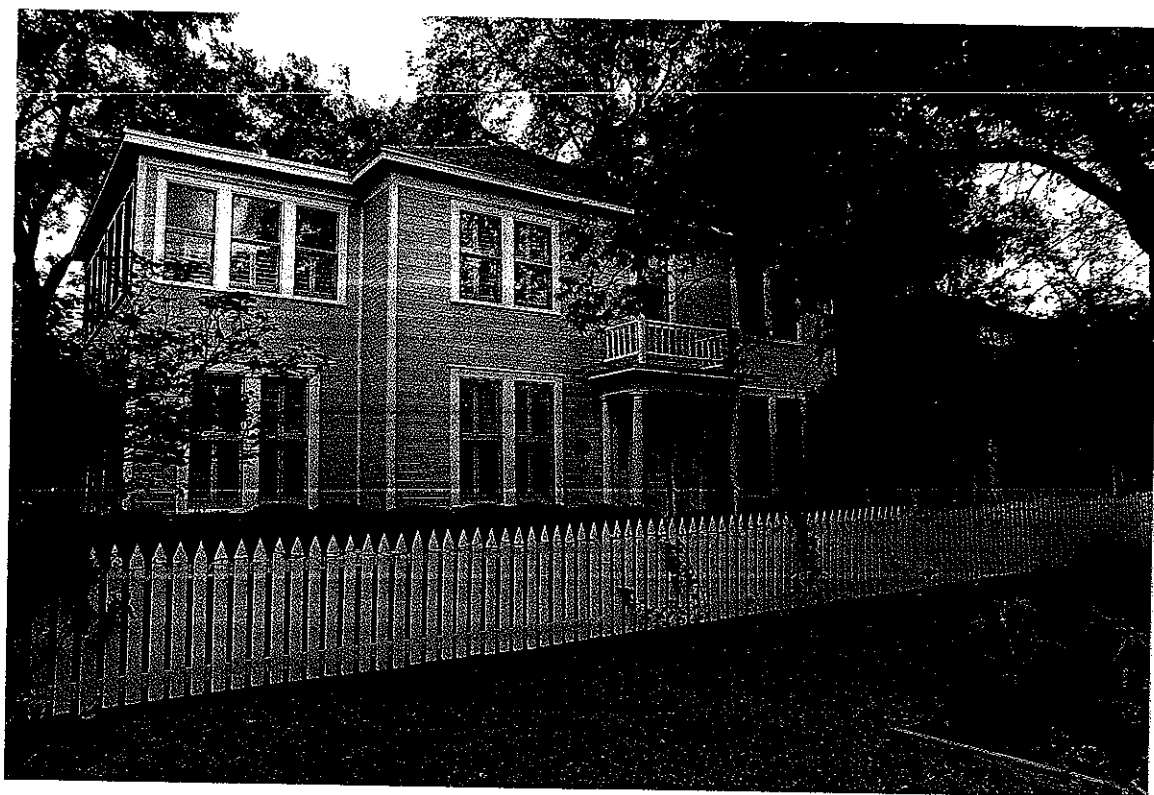
Drawn for:  
NOT FOR  
REGULATORY  
APPROVAL OR  
CONSTRUCTION

Date:  
May 21, 2013

A4.1  
Proposed  
Elevation



[illegible]



ADAMS HOUSE B&B  
(MAIN HOUSE)



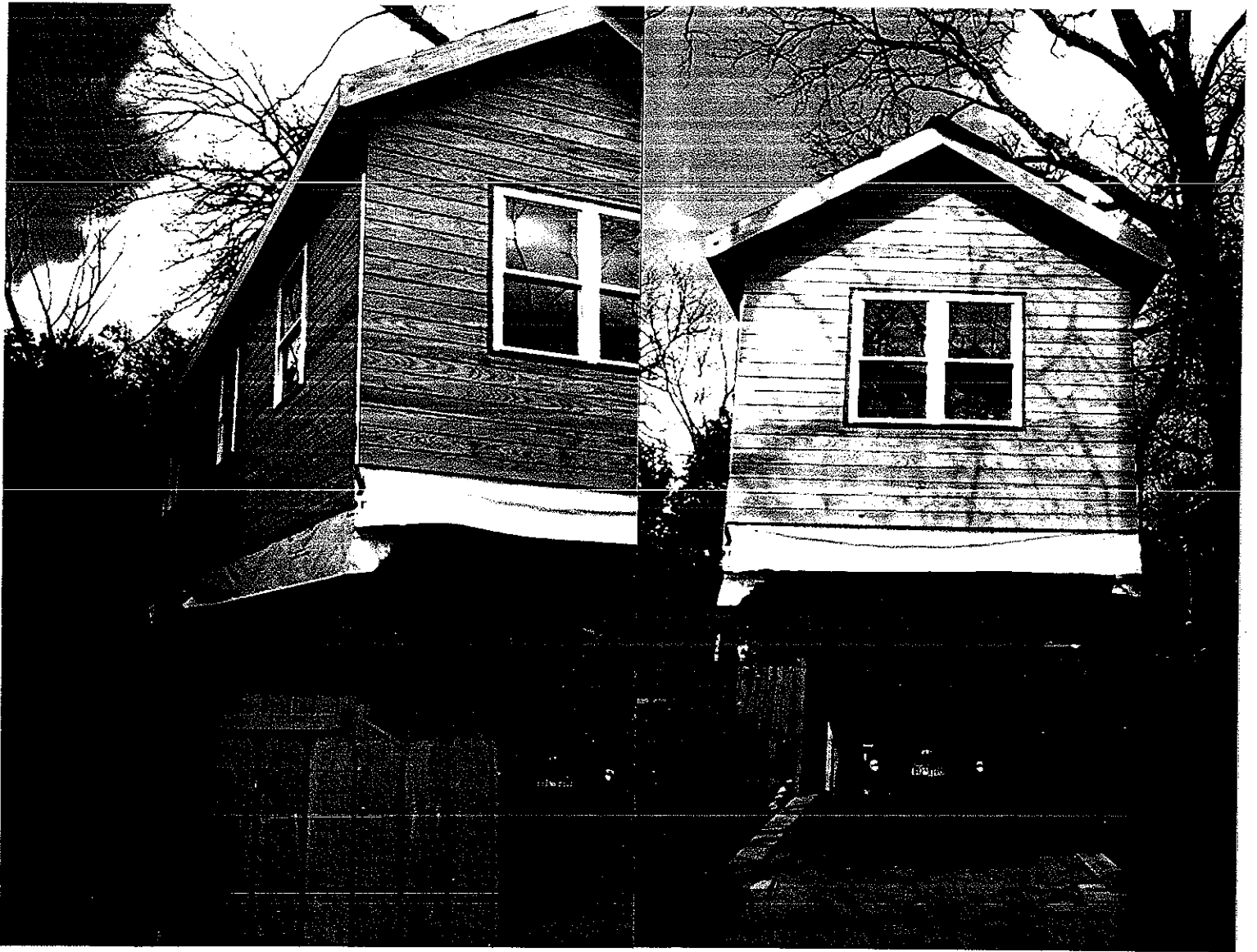
CARPORT BEFORE CONSTRUCTION

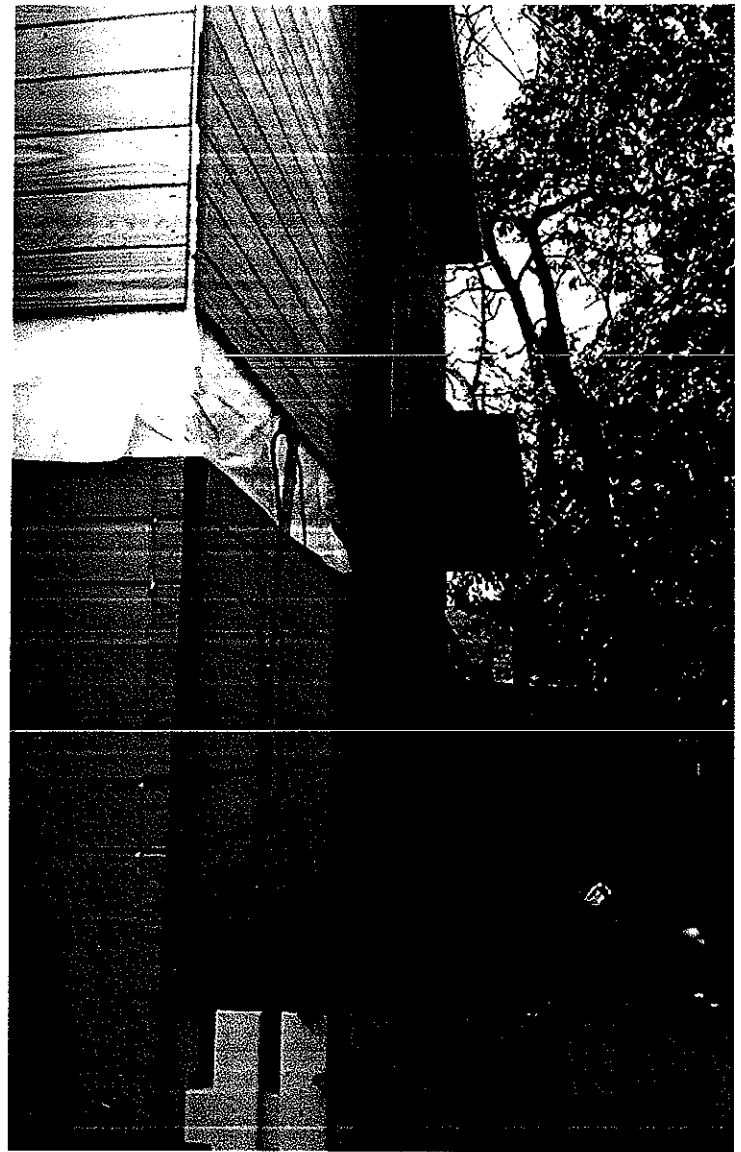
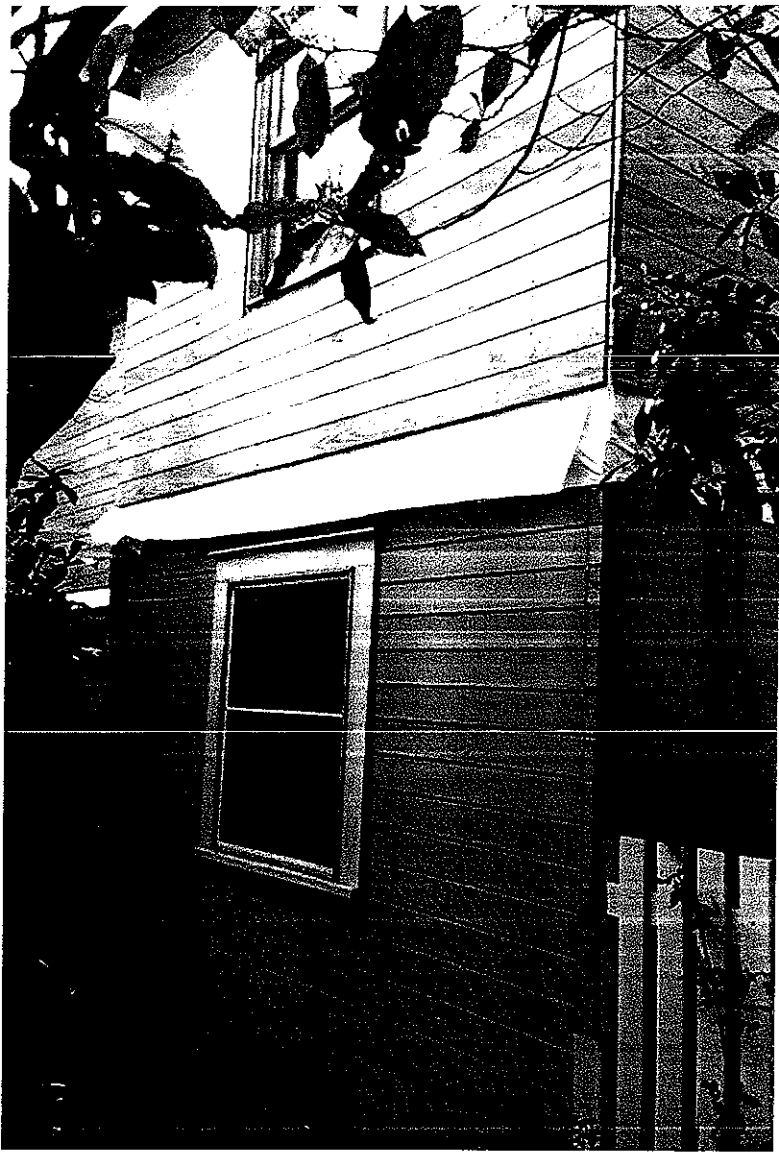


ACCESSORY BUILDING BEFORE CONSTRUCTION

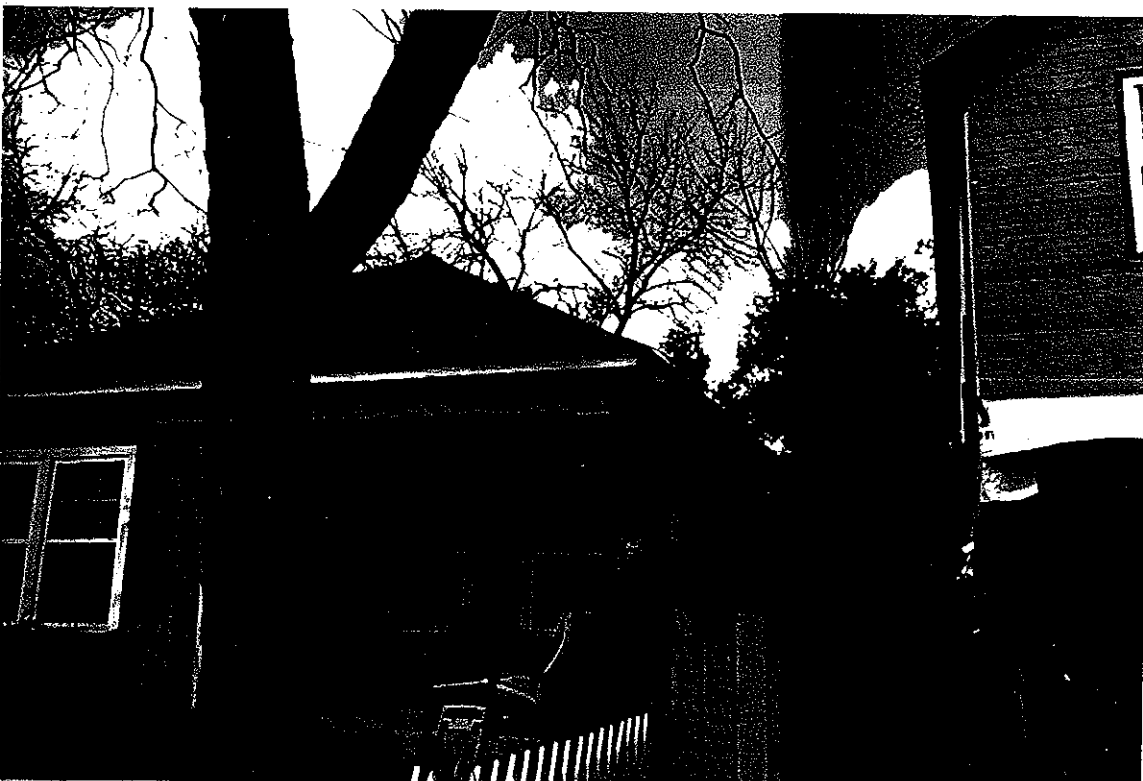


# EXISTING STRUCTURE





4 BACK OF EXISTING STRUCTURE 4



ADJACENT PROPERTY  
4

Resolution voted by the Hyde  
Park Steering Committee

Recommendation to HPNA for  
Member Vote:

“The Hyde Park Neighborhood Association is unopposed to the Adams House’s specific request for a variance and recognizes that the Adams House is a valued member of our community. We request that the Board of Adjustment consider this lot as it is now with the permitted development.”

**Subject:** Re: Copy of Steering Committee Recommendation  
**From:** Kevin Heyburn <kmheyburn@gmail.com>  
**Date:** 3/27/2014 12:16 PM  
**To:** "Adams House B&B" <reservations@theadamshouse.com>

Liz,

Below is the language from the resolution we voted on in the Steering Committee. It is not an official resolution of the HPNA until there is a vote by the members at the April 7th HPNA meeting, which will take place at 7:00 p.m. at Hyde Park Methodist Church. Also some members may propose amendments to the resolution.

Please let me know if you have any questions.

Kevin

"The Hyde Park Neighborhood Association is unopposed to the Adams House's specific request for a variance and recognizes that the Adams House is a valued member of our community. We request that that the Board of Adjustment consider this lot as it is now with the permitted development."

On Wed, Mar 26, 2014 at 4:10 PM, Adams House B&B <[reservations@theadamshouse.com](mailto:reservations@theadamshouse.com)> wrote:

Hi Kevin,

I hope all is well with you. I have a question that I was hoping that you could help me out with.

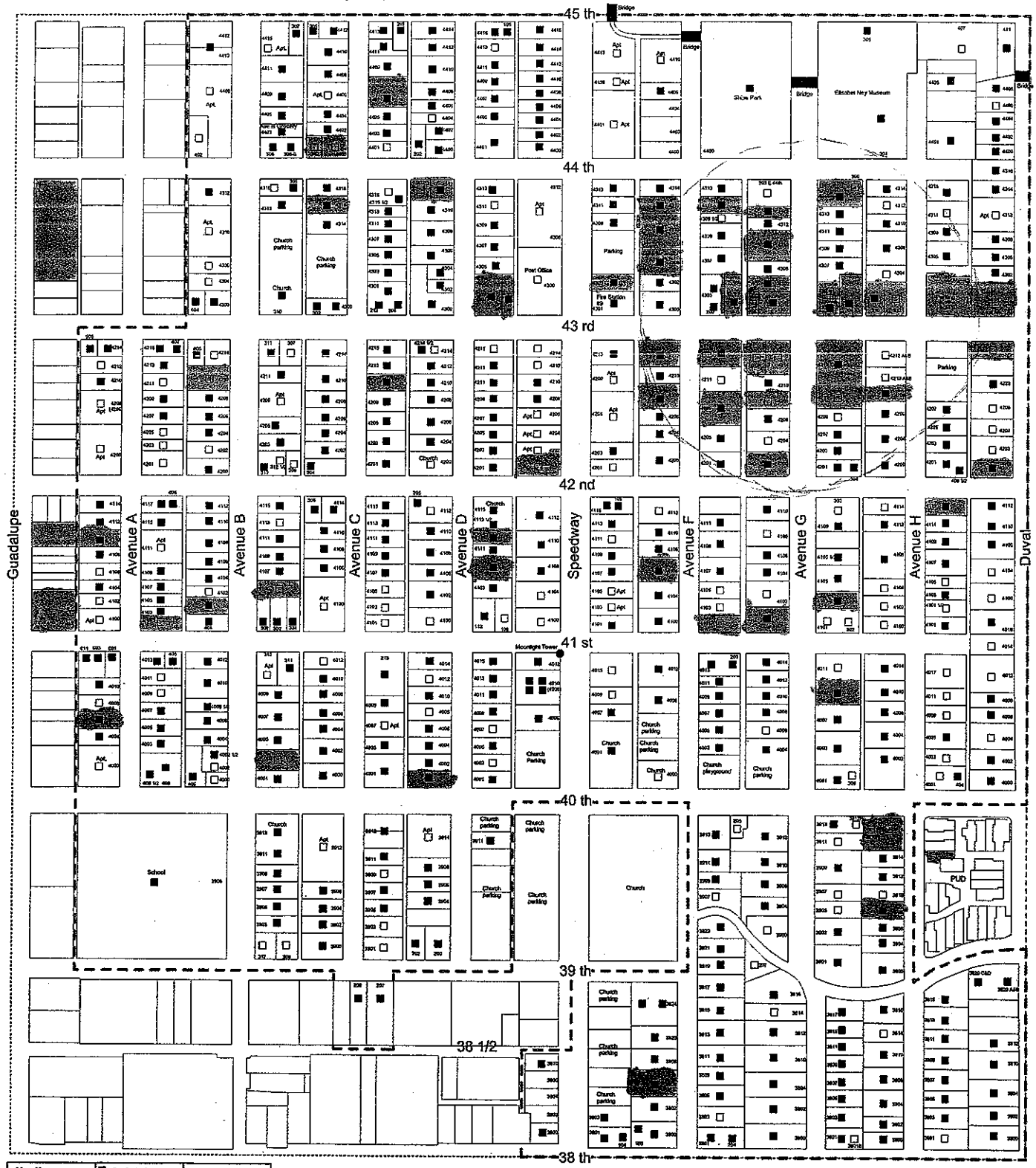
We just met with our mediator to review the Board of Adjustments upcoming meeting. Mike (our mediator) will be out of town and has asked us to submit the book to the BOA by April 2nd. If we receive the member vote from the Hyde Park Neighborhood Association on April 7th then we can add this late.

Could we receive a copy of the official verbage now of the recommendation from the Steering Committee to the HPNA for our book? Let me know your thoughts.

Thank you,

# MAP OF SUPPORTERS IN HISTORIC HYDE PARK

Hyde Park Local Historic District - Boundary Map



Map Key  
April 2010

	Contributing Structure		Local Historic District Boundary
	Non-Contributing Structure		Original Boundary

0 FT 100 FT 1000 FT



**ADAMS HOUSE LETTERS OF SUPPORT  
HYDE PARK  
500 FEET RADIUS FROM 4300 AVENUE G**

Albinide, Teddy  
Anderson, Jane  
Bowen, David  
Brown, Don  
Brown, Sharon  
Burton, Amon  
Burton, Carol  
Corral, Abe  
Corral, Elaine  
Deinert, Mark  
Dudney, John  
Durr, Robin  
Durr, Ken  
George, Mary Carolyn  
Hendrickse, Nhalia  
Horowitz, Michael  
Horne, Sarah  
Kerr, John  
Lavinghouse, Preston  
Low, Karen  
Low, Stephen  
Matthis, David  
Maxson, Peter Flagg  
McMillan, Robin  
Mitchell, Michael  
Moore, Antoinette  
Pruner, Todd  
Pumarejo, Kate  
Pumarejo, Ricardo  
Saadeh, Karen  
Sawyer, Sara  
Strapper, Brock  
Taylor, Jack  
Webb, Mike  
Wilson, Adam  
Xanthopoulos, Drew  
Yetman, Kiki

**ADAMS HOUSE LETTERS OF SUPPORT  
HYDE PARK  
HISTORIC HYDE PARK**

Williams, Elizabeth  
Thomas, H. Grant  
Margot, Thomas  
Bednar, Deaton  
Gilg, Larry  
Gilg, Susan  
Mackinnon, Richard  
French, Scott  
Duke, Virginia  
Goldmann, Brittany  
Martinson, Erin  
Martinson, Jason  
Kivel, David  
Dickson, Herbert  
Dickson, Sandra  
Hamm, Sharyn  
Metzger, Erik  
Grimes, Carolyn  
Madsen, Shelley  
Fries, Mark  
Kennedy, Sara  
Anderson, Libby  
Sheffer-Bracha, Tammy  
Welder, Carol  
Grieshaber, Michele  
Klug, Michael  
Jackson, Greg  
Jackson, Carol  
Harris, Lisa  
Anderson, David  
Anderson, Linda  
Kurth, Brian  
Grace, Margo  
Paulson, Carl  
Hardeman, Shelley  
Stewart, Carol  
Stewart, John  
Herzele, Charlotte  
Heard, Chase  
Heard, Helen  
Spence, John

**ADAMS HOUSE LETTERS OF SUPPORT  
HYDE PARK  
HYDE PARK BUSINESSES**

Alexander, Cameron	Mother's Cafe and Garden
Antonelli, Kendall & John	Antonelli's Cheese Shop
Avery, Thad	Woodside Development
Berry, Rose	Blue Moon Glassworks
Bontempo, Gregory	NeWorld Deli
Fox, Emmett	ASTI Trattoria
Lucero, Estella	Julio's
Lyons, Tim	Fresh Plus Market
Warnken, Jeffrey & Sandra	38th Street Pharmacy



**ADAMS HOUSE LETTERS OF SUPPORT  
HYDE PARK  
NORTH HYDE PARK AND SURROUNDING NEIGHBORHOODS**

Biechlin, Michael  
Burch, Mark  
Butchart, Hailey  
Cazalas, Kelly  
Davidson, Jared  
Davies, Penelope  
Fuller, Anthony  
Hamblen, Betsy  
Hamblen, William  
Holland, Julie  
Huse, Justin  
Marchand, Jennifer  
McDaniel, Mark  
Melancon, Rebecca  
O'Brien, Vincent  
Page, Stephanie  
Reiffel, Karen  
Russell, Megan  
Tucker, Cary  
Vega, Heather  
Vilmot, Emily

**ADAMS HOUSE LETTERS OF SUPPORT  
HYDE PARK  
AUSTIN and BEYOND**

Adams, Tom  
Anderson, Alyson  
Barron, Emily  
Barth, Suzanne  
Baldwin, Elizabeth  
Baldwin, Robert  
Belisle, Laura  
Bennett, Bill  
Bennett, Gloria  
Bergstrom, Alan  
Bergstrom, Blake  
Blake, Devin  
Bledsoe, Richard  
Borgelt, Roger  
Bradford, Robin  
Brooks, Debra  
DeCannie, Nicholas  
Dominguez, Andy  
Eklund, Richard  
Engel, William  
Evans, Betsy  
Evans, Richard  
Fernandez, Christine  
Fleming, Nathan  
Flores, Monica  
Forbes, Caroline  
Ford, Chandler  
Ford, Jordana  
Fulwiler, William James  
Gannaway, Jackie  
Garrett, Myndi  
Garza, Devin  
Gooch, Don  
Goodwin, Stephen  
Grosskopf, Eric  
Hartsough, Jeffrey  
Hendricks, Kate  
Henson, Weldon  
Hill, Lee  
Hughes, Cassandra  
Hughes, Ellen  
Hughes, Irving  
Hughes, Shawn  
Jackson, S. Megan  
Jaworski, Joe

*Former Galveston Mayor*  
**ADAMS HOUSE LETTERS OF SUPPORT**

**HYDE PARK**  
**AUSTIN and BEYOND continued**

Jaworski, Rebecca  
Johnson, Eric  
Jones, Rachel  
Kaderka, Daniel  
Katzberg, Gene  
Kincade, Edward  
Lambeth, J. Eric  
Landa, Amanda  
Landon, Viera  
Lee, Emily  
Lock, Julia  
Mann, Michele  
Merritt, John  
Moore, Kenneth  
Moore, Marcy  
Moore, Robin  
O'Brien, Vincent  
Page, Billy  
Page, Lolla  
Phlieger, Jennifer  
Prater, Terry  
Ramirez, Beatrice  
Ray, Kristen  
Reed, Janet  
Rhoades, Chris  
Roberts, Susan  
Rogers, Kathryn  
Ross, Lucy  
Sanchez, Mary  
Schultz, Richard  
Schultz, Marcia  
Seargeant, Tommy  
Sikes, Jev  
Sikes, Sydnor  
Sucherman, Todd  
Tipton, Todd  
Trask, Ann  
Truong, Christian  
Truong, Tara  
Virr, Tom  
Voelzel, Linda  
Weaver, Jacob  
Weterl, David  
Wickland, David  
Williams, Josh  
Yost, Linda

*Dean at St. Edward's University*

*President/CEO Greater Texas Federal Credit Union*